Cherry Post Drive

Camilla Road

Corsair Road

Options:
Pavillion
Storage
Education/Interpretive Area
Cold Frames

Existing Buildings

Existing Woodland Garden
Walking Trails

Existing
Rock Garden

Options:
Horticultural Gardens
Arboretum
Heritage Orchard
Passive Open Area
Walking Paths
Nursery

Proposed
Parking

New Trail Connection
to Street

Options:
Children's
Gardens
Shade
Structure

Options: Community Garden
Naturalized Area
Nursery

Pathfinder Drive

Item 5, Appendix 2
Heritage Advisory Committee
Agenda – July 23, 2013

August 2012

REPORT

HANCOCK PROPERTY (NURSERY) - 2151 CAMILLA ROAD, MISSISSAUGA

Building Condition Report

Submitted to:
Ahmad Mujawaz, Project Manager
City of Mississauga - Corporate Services Department
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Report Number: 09-1113-6182(5001)

Distribution:

2 Copies - City of Mississauga

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Golder Associates

Table of Contents

APPENDICES

EXECUTIVE SUMMARY

0.1 General Description

The property is located in the Former Hancock Property (Nursery) at 2151 Camilla Road, approximately 0.15 km northeast of Camilla Road in Mississauga, Ontario (the "Site"). The Site has three separate buildings including the former Office Building, former Header House and attached greenhouses, and Garage (referred to as the "Site buildings"). The occupancy is office/agriculture and the Site buildings provide a total of about 607 m^2 (6,531 ft^2) of gross floor area according to on-Site measurements.

Office Building ("Bldg. 1"):

- The single-storey Office Building located at the northeast end of the Site is approximately 150 m^2 (1,620 ft^2) and was constructed in 1951. Bldg. 1 follows typical mid-century modern design with single glazed window walls and wood framing and decking running past the window wall beam. The southwest elevation is a concrete block retaining wall bermed into the surrounding soil.

Header House and Greenhouses ("Bldg. 2"):

- The original single-storey Header House and bermed Greenhouses located at the northwest end of the Site are believed to have been constructed in about 1936. Through the 1930s, there was an expansion at the north end of the Header House and two additional greenhouses appended to the north-east face of the Header House, providing a total area of about 427 m^2 (4,596 ft^2). All three Greenhouses are bermed into the surrounding soil and run perpendicularly to the east and are accessible only through the Header House. The Header House is wood framed with exterior wood siding, asphalt shingled gable-roofed, with single glazed wood sash windows.

Garage ("Bldg. 3"):

- The separate bermed Garage located at the northwest end of the Site is approximately 29 m^2 (315 ft^2) and was constructed in the early 1930s. The south, east and west elevations of the Garage are bermed into the surrounding soil, with a wood framed, asphalt shingled gable-roof, and a single glazed wood sash window.

0.2 General Condition

The Site buildings are generally in poor condition with significant deferred maintenance at this time. The Greenhouse roof structures at Bldg. 2 and the foundation walls at Bldg. 3 are deemed to be structurally unsound and require immediate demolition. Capital work is required to bring the existing buildings through rehabilitation in the current year, related to the building structure, glazing, windows and doors, and upgrades to the mechanical and electrical systems. No other significant deficiencies were observed regarding the property elements, buildings elements and related roofs, exterior cladding and interior finishes.

0.3 Adequacy of Systems

The main electrical systems were reported to be adequate for the current usage. Ongoing component replacement (such as lighting fixtures) and maintenance of these systems should be anticipated. Since the original Site buildings were constructed circa 1930s and 1950s, the HVAC, plumbing and drainage systems do not meet current applicable codes. Rehabilitation and continued use of the Site buildings will require complete replacement in full compliance with building code requirements at that time.

0.4 Documentation Review

The following documents were provided for information purposes:

- Report entitled *CULTURAL HERITAGE ASSESSMENT & HERITAGE IMPACT STATEMENT – HANCOCK WOODLANDS, 2151 CAMILLA ROAD, MISSISSAUGA,* prepared by The Landplan Collaborative Ltd., dated January 14, 2011 ("Landplan Historical Report"); and
- Report entitled *PRE-DEMOLITION DESIGNATED SUBSTANCE SURVEY FOR FORMER HANCOCK NURSERY,* prepared by Golder Associates Ltd., dated September 7, 2010 ("Golder's 2010 DSS Report").

0.5 Outstanding Information

No outstanding information.

0.6 Opinions of Probable Costs

The Preliminary Opinion of Probable Costs for each Site building is included in Appendix C. Demolition costs for each Site building is included in Appendix D. The following tables summarize our preliminary opinion of probable costs for capital expenditures above the threshold value of $2,000 that are identified by this report and the demolition costs supplied by Priestly Demolition Inc. ("PDI"). Expenditures that are expected to be managed as part of normal operations are not shown. The budgets assume a prudent level of ongoing maintenance.

Table 1: Summary of Preliminary Opinion of Probable Costs

Building	Description	Immediate	Total Immediate and Capital Expenditures	Total Opinion of Project Budget
1	Office Building	$0	$43,500	$81,700
2	Header House & Greenhouses	$2,000	$70,800	$130,800
3	Garage	$5,000	$35,000	$65,900
	TOTALS (including HST)	**$7,000**	**$149,300**	**$278,400**
	CAPITAL ANALYSIS RATIO (Total Project Budget / Total Gross Floor Area)			**$42.63 / ft²**

Table 2: Demolition Costs Supplied by Priestly Demolition Inc.

Building	Description	Supplied Cost
1	Office Building	$6,800
2	Header House & Greenhouses	$24,900
3	Garage	$3,400
TOTALS (including HST)		**$35,100**

0.7 Recommendations for Additional Investigation or Action

The Cultural Heritage Assessment & Heritage Impact Statement Report was provided for review. It is recommended that the Site be designated under Part IV of the *Ontario Heritage Act*. The terms of reference for this Study require the completion of a deeper, more thorough, analysis which is still required regarding the proposed demolition of several buildings on the property, including the Office, the Header House / Greenhouses, and the Garage.

Prior to any demolition or renovation activities, an update to Golder's 2010 DSS Report is required. Any identified hazardous building materials should be removed and disposed of according to the applicable regulations and guidelines.

No other further studies, research testing or exploratory probing is recommended at this time.

0.8 Estimate of Building Construction Cost for Insurance Purposes

The estimated building construction cost for all three Site buildings for insurance purposes, based on R.S. Means Construction Calculator is approximately $850,000 ± $10,000. The RSMeans Construction Cost Calculator provides a total project cost, based on building type, gross square footage, and project location. *Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.* All costs are in Canadian dollars.

These costs are not exact and are intended only as a preliminary guide to possible project cost. Actual project cost may vary greatly depending on many factors. RSMeans uses diligence in preparing the information contained here. RSMeans does not make any warranty or guarantee as to the accuracy, correctness, value, sufficiency or completeness of the data or resulting project cost estimates. RSMeans shall have no liability for any loss, expense or damage arising out of or in connection with the information contained herein

The City of Mississauga should review the conservation treatments of "preservation", "rehabilitation" and "restoration" as defined in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010) as they apply to the conservation of historic structures located on the former Hancock Nursery property. Whichever approach is chosen should then be developed in accordance with the *Standards and Guidelines*.

0.9 Building & Fire Code Compliance Overview

The City of Mississauga advised that there are no outstanding work orders, building code violations, building code infractions, building ordinances and municipal health and fire safety by-laws violations associated with the Site address 2151 Camilla Road (Legal Description: PT LTS 7, 8, PLAN B27 – PTS 1, 2, 43R32995 and Roll Number: 21-05-010-067-14906-0000).

0.10 Evidence of Mould Presence

Golder observed mould growth within Bldgs. 1 and 2 (see Sections 3 – Roof and 4 – Wall & Windows of the tabular report). Golder assumes the expected level of airborne mould spores associated with greenhouses to be similar to the outdoor conditions. However existing building system problems such as the roof and window leaks would be reasonably expected to cause mould proliferation.

Prior to any demolition or renovation activities, an update to Golder's DSS Report is required. Any mould contaminated building materials should be remediated or removed and disposed of according to the applicable regulations and guidelines.

0.11 Outline of the Report

The tabular report that follows this section contains a first page which provides salient building information. The report then has tables related to the building systems as follows:

1) Site
2) Structure
3) Roof
4) Walls & Windows
5) Interior Finishes
6) Mechanical
7) Electrical
8) Fire, Life-Safety
9) Elevators

0.12 Mandate and Report Resources

Please refer to Appendix E for the report mandate for this project and for additional resources related to the assumptions used in preparing this report such as:

- Operating and Maintenance Items, and;
- Discussions of Overall Concepts and Terminology.

REPORT INTRODUCTION	PROJECT NO .: 09-1113-6182(5001)
SALIENT INFORMATION	
Site Address	2151 Camilla Road
City	Mississauga
Province, Country	Ontario
Golder Activities Performed	Property Condition Assessment as per proposed Scope of Work accepted by client.
Mandate & Report Resources	Refer to Appendix E for the mandate for this project and PCA report resources
Limitations	This report is subject to specific Limitations. Refer to Appendix F.
Date of Site Visit	May 16, 2012
Date of Report	June 13, 2012
PCA Assessor	Anita Dhani, B. Arch.Sc. & Mark Greenhill, P. Eng.
Point of Contact	Ahmad Mujawaz & Anne Farrell (City of Mississauga)

GENERAL BUILDING DETAILS	
Date Constructed	***Bldg. 1 (Office):*** 1951 ***Bldg. 2 (Header House & Greenhouses):***1936 ***Bldg. 3 (Garage):*** Early 1930s
Dates of Major Renovation	***Bldg. 2 (Extension & Two Additional Greenhouses):***1940s
Area of Building	***Bldg. 1 (Office):*** About 1,620 ft² ***Bldg. 2 (Header House & Greenhouses):*** About 4,596 ft² ***Bldg. 3 (Garage):*** About 315 ft² ***Total GFA*** = 6,531ft²
Number of Floors (Including Ground Floor)	One.
Number of Below Ground Levels	***Bldg. 2 (Greenhouses) & Bldg. 3 (Garage):*** Bermed into the soil.

General Overview of the Site.

1.0 SITE	DESCRIPTION	COMMENT/ASSESSMENT
Vehicle Access	Two service roads off of Camilla Road. Gravel service road running north-south on the east side of Bldg. 1. Gravel service road running east-west on the south side of Bldgs. 2 and 3.	No issues identified.
Landscaping	Sodding and various plantings, trees and planter beds throughout the Site (see photographs 1 and 2).	Bldg. 1 Tree limbs should be trimmed so they are not resting on roof of building. Vegetation needs to be trimmed back on exterior faces of all buildings. No issues identified.
Concrete Paving & Curbs	***Bldg. 1:*** Concrete unit pavers at the front entrances.	No issues identified.
Asphalt Paving	N/A	N/A
Drainage	***Bldg. 1:*** Catch basin in the landscaped area at the northeast service road. ***Bldg. 2:*** Underground storm water cistern below the east end of the building (see photograph 17).	No issues identified.
Retaining Walls	***Bldg. 1:*** Painted concrete block retaining wall extended from the southwest elevation of the building.	The mortar joints are deteriorated. See Section **2.1 – Structure (Bldg. 1)** for more details. No other issues identified.
Recreational Facilities	N/A	N/A
Fencing	Chain link fencing surrounding the property.	No issues identified.
Patios/Decks	N/A	N/A

NOTES:
None.

IMMEDIATE ITEMS IDENTIFIED:
No immediate work items were identified.

CAPITAL RESERVE ITEMS IDENTIFIED:
No Capital Reserve Items above the threshold were identified.

RECOMMENDED FURTHER INVESTIGATION:
No further investigation recommended at this time.

2.0 STRUCTURE

2.1 BLDG.1 - OFFICE	DESCRIPTION	COMMENT/ASSESSMENT
Footings	Concealed – not reviewed (see Note **2A**).	Concealed – not reviewed.
Foundation Walls	Concrete block, with one wall partially below grade, acting as retaining wall.	No visible signs of settlement. Interior exposed portions of wall had signs of step cracking in mortar joints (see photograph 4). See Note **2B**.
Slab-on-Grade	Finished floor surface is field stone, random size and shape. Sub base unknown.	Some cracking in grout joints, but appears to be normal. No differential movement or settlement identified.
Vertical Load Bearing Elements	Wood columns.	No evidence of structural distress identified. One additional wood column added adjacent to an existing interior wood column. See Note **2C**.
Lateral Resistance	Concrete block walls.	Mortar joint cracking in areas.
Roof	Wood plank deck supported by wood purlins and beams.	No evidence of excessive deflection or distress identified. Some water staining identified on underside of deck (see photograph 7). Checking in wood purlins and beams appears normal.

NOTES:

2A) Morrison Hershfield Limited ("MH") provides a specialist structural review as part of this report. Sections **2.1(Bldg. 1)**, **2.2 (Bldg. 2)**, and **2.3 (Bldg. 3)** are a summary of their review and as such Golder has included the Capital items identified by MH in the Capital Table.

2B) Exterior exposed portions of wall had signs of step cracking in mortar joints and missing mortar. The associated cost to repair cracked and missing mortar joints in concrete block walls is included in our Capital Table.

2C) It was not apparent why the additional wood column was installed adjacent to the existing wood column. Further review is required to determine the reason for the column installed adjacent to the existing column.

IMMEDIATE ITEMS IDENTIFIED:

No immediate work items were identified.

CAPITAL RESERVE ITEMS IDENTIFIED:

2.1 Bldg.1 Office - Concrete block wall repair ($2,200)

No other Capital Reserve Items above the threshold were identified.

RECOMMENDED FURTHER INVESTIGATION:

RFI.1 Bldg.1 Office - Review of column modification

No other further investigation recommended at this time.

2.2 BLDG.2 – HEADER HOUSE/GREENHOUSE	DESCRIPTION	COMMENT/ASSESSMENT
Footings	Greenhouses and Header House both concealed – not reviewed.	Greenhouses and Header House both concealed – not reviewed.
Foundation Walls	Greenhouses concrete block walls partially below grade, acting as retaining walls. Header House foundation wall concealed.	In greenhouses, exterior and interior exposed portions of walls had signs of step cracking in mortar joints and missing mortar. See Note **2A**.
Slab-on-Grade	Greenhouses dirt floor. Header House concrete slab on grade. Suspended slab over top of below grade cistern.	Minor cracking in header house floor, appears to be normal. No differential movement or settlement identified.
Vertical Load Bearing Elements	Greenhouses concrete block walls. Header House wood framed exterior walls and one wall with lower portion with concrete block and wood framed wall above.	Header House no evidence of structural distress identified in walls. See Note **2A**.
Roof	Greenhouses wood framed glass skylights. Header House wood plank deck supported by wood framed roof rafters (see photograph 20).	Greenhouse wood framed glass skylights have collapsed in sections and are deteriorated beyond repair. See Notes **2B** and **2C**.

NOTES:

2A) Greenhouse exterior and interior exposed portions of walls had signs of step cracking in mortar joints and missing mortar. The associated cost to repair cracked and missing mortar joints in concrete block walls is included in our Capital Table.

2B) The greenhouse glass skylights wood framing has collapsed in some sections and is beyond repair and will need to be removed immediately. The associated cost for demolition of the greenhouse roof structure is included in the Capital Table.

2C) Header House some water staining identified on underside of roof deck and from the exterior one area of the roof deck appears to have deflected. Further review of the roof deck in the Header House is required in the area that appeared deflected.

IMMEDIATE ITEMS IDENTIFIED:

IMM.1 Greenhouse roof demolition ($2,000)

No other immediate work items were identified.

CAPITAL RESERVE ITEMS IDENTIFIED:

2.2 Bldg.2 Headerhouse/Greenhouse - Concrete block wall repair ($2,500)

No other Capital Reserve Items above the threshold were identified.

RECOMMENDED FURTHER INVESTIGATION:

RFI.2 Bldg.2 Headerhouse/Greenhouse- Review of header house roof deck

No other further investigation recommended at this time.

2.3 BLDG.3 - GARAGE	DESCRIPTION	COMMENT/ASSESSMENT
Footings	Concealed – not reviewed.	Concealed – not reviewed.
Foundation Walls	Cast-in-place concrete walls below grade, acting as retaining wall.	Visible cracking in walls. One wall is cracked, is visibly deflected and is in a state of collapse (see photograph 29). Wall is beyond repair and recommendation is for demolition. See Note **2A**.
Slab-on-Grade	Finished floor surface is concrete slab on grade. Sub base unknown.	Some cracking, but appears to be normal. No differential movement or settlement identified.
Vertical Load Bearing Elements	Cast in place concrete walls below grade, acting as retaining wall. Wood framed gable ends and garage doors.	Visible cracking and deflections in concrete walls. One concrete wall is in a state of collapse. Wood gable end with garage door has broken framing member and is deflected. Doors are not operable due to deflection in gable framing.
Lateral Resistance	Cast in place concrete walls below grade, acting as retaining wall.	Visible cracking and deflection in walls. One wall is cracked, is visibly deflected and is in a state of collapse. Wall is beyond repair and recommendation is for demolition.
Roof	Plywood sheathing supported by wood rafters.	Roof appears to be recently replaced.

NOTES:

2A) Cast in place concrete wall is cracked, visibly deflected and is in a state of collapse. Wall is beyond repair and building is recommended to be demolished. Foundation work (excavation and new cast-in-place reinforced concrete) is costly due to the backfill height surrounding the garage. The associated costs for complete demolition and reconstruction including the contractor's labour and materials for a new garage in the same location as the existing are included in the Capital Table.

IMMEDIATE ITEMS IDENTIFIED:

IMM.2 Bldg. 3 Garage - Demolition ($5,000)

No other immediate work items were identified.

CAPITAL RESERVE ITEMS IDENTIFIED:

2.3 Bldg. 3 Garage - Reconstruction ($30,000)

No other Capital Reserve Items above the threshold were identified.

RECOMMENDED FURTHER INVESTIGATION:

No further investigation recommended at this time.

3.0 ROOF	DESCRIPTION	COMMENT/ASSESSMENT
Roof Assembly Type	***Bldg. 1:*** Conventional built-up roof (see photograph 3). ***Bldg. 2:*** Asphalt shingles with glass tiles and operable vent at the greenhouses (see photographs 14 and 15). ***Bldg. 3:*** Asphalt shingles (see photograph 30.	From the exterior the east section of the sloped roof over Bldg. 2 appears to have deflected. There are spalled and damaged bricks at the chimney at the north elevation. Brick repair can be performed at a cost less than the Capital Threshold.
Age	Unknown, reportedly replaced in the past 5 to 10 years .	No issues identified.
Membrane Type	***Bldg. 1:*** Asphaltic with organic felts. ***Bldg. 2:*** Asphalt shingles with glass tiles at the greenhouses. ***Bldg. 3:*** Asphalt shingles.	See Note **3A**. No other issues identified.
Insulation	***Bldg. 1:*** Unknown, likely fibreboard or rigid insulation. ***Bldg. 2:*** Loose batt insulation in the attic. ***Bldg. 3:*** None.	No issues identified.
Ballast	***Bldg. 1:*** N/A – Pea gravel for UV protection.	No issues identified.
Drainage	***Bldg. 1:*** Sloped perimeter. ***Bldg. 2:*** Aluminum eaves-troughs, downspouts and associated underground cistern. ***Bldg. 3:*** None.	No issues identified.
Counter Flashing	***Bldg. 1:*** Galvanized metal flashing over metal edging. ***Bldgs. 2 and 3:*** Wood trims and exposed rafter-ends.	No issues identified.

NOTES:

3A) Evidence of previous leakage is observed on the interior wood decking at the perimeter and on the northeast concrete block wall of Bldg. 1 (see photograph 7). The Point of Contact reported that the built-up roof was recently replaced. Further monitoring is recommended. Localized roof repairs can be performed at a cost less than the Capital Threshold.
Minor curling of the asphalt shingles is observed over the Header House of Bldg. 2. In addition, there are numerous damaged, cracked and missing glass tiles over the three Greenhouses. There is also evidence of ongoing leaks at the northeast wall of the Header House where the Greenhouses are attached. Complete removal of the glass tiles and roof structure of the three greenhouses are required. See Section **2.2 – Structure (Bldg. 2)** for more details. The future plans for the Greenhouses are unknown and therefore based on the recommendations outlined in the Landplan Historical Report, the cost for replacement of the Greenhouse Roofs is not included in the Capital Table.

IMMEDIATE ITEMS IDENTIFIED:

No immediate work items were identified.

CAPITAL RESERVE ITEMS IDENTIFIED:

No Capital Reserve Items above the threshold were identified.

RECOMMENDED FURTHER INVESTIGATION:

No further investigation recommended at this time.

4.0 WALLS & WINDOWS	DESCRIPTION	COMMENT/ASSESSMENT
Exterior Cladding Material	***Bldg. 1:*** Single glazed window wall with painted concrete block walls with continuous wood framing and decking at the perimeter window wall beam (see photographs 1 and 2). ***Bldgs. 2 and 3:*** Painted wood siding with exposed rafter end (see photographs 12 and 13).	Peeling paint finishes, lifted wood strips, and possibly rotten sections are observed in isolated areas. The associated costs for localized repairs and repainting are included in the Capital Table.
Water Penetration Resistance Design	Face sealed system.	No issues identified.
Vertical Support	Bearing on foundation walls at grade.	Support conditions are concealed and were not reviewed. No issues identified.
Lateral Tie-back	Tied to wood framed structural construction.	Wall tie type, material and condition are concealed and were not reviewed.
Insulation	Bermed soil surrounding the buildings.	Insulation is concealed in wall cavity. Type and thickness was not reviewed.
Air Barrier & Vapour Retarder	***Bldg. 2:*** Likely wood paneling and building paper.	No excessive condensation or drafts were reported.
Windows	***Bldg. 1:*** Floor to ceiling single glazed window wall (3'4" x 5'8") with operable (3'4" x 1'7") awning complete with hardware in wood frames. ***Bldg. 2 (Header House):*** Nine sets of single glazed vertical sliding sash window units complete with hardware in painted wood frames. Two sets of fixed single glazed units in painted wood frames between the Greenhouses on the north elevation. ***Bldg. 3:*** Fixed single glazed unit on the north end of the building.	The paint finishes are peeling and the wood frames are deteriorated with visible mould growth in various locations of Bldgs. 1 & 2. There are localized sections of rotten wood (see photographs 5 and 21). In keeping with the recommendations outlined in the Landplan Historical Report, replacement of the windows can be avoided. Complete window rehabilitation and localized repair/replacement of wood rot can be completed prior to repainting. The estimated cost in included in the Capital Table.
Exterior Doors	***Bldg. 1:*** Three single glazed glass wood doors in painted wood frames at entrances/exits. **Bldg. 2:** Solid wood door with single glazed insert panel on the south elevation. Overhead operable wood door complete with hardware on the west elevation. ***Bldg. 3:*** Solid wood shed doors (see photograph 27).	Painting the red doors at Bldg. 1 is included in the overall rehabilitation and repainting. The wood entrance door and the overhead door and frame at Bldg. 2 require replacement (see photograph 19). The shed doors are damaged and unhinged from the wood frame at Bldg. 3. The estimated replacement costs are included in the Capital Table.
Caulking	Likely mono around the perimeter windows and doors.	Split, deteriorated, and missing in many locations. Replacement can be performed at a cost less than the Capital Threshold.

NOTES:

None.

IMMEDIATE ITEMS IDENTIFIED:

No immediate work items were identified.

4.0 WALLS & WINDOWS	DESCRIPTION	COMMENT/ASSESSMENT

CAPITAL RESERVE ITEMS IDENTIFIED:

4.1 Bldg. 1 Office - Rehabilitate wood cladding and window frames ($7,000)

4.2 Bldg. 2 Header House - Rehabilitate the wood cladding and window frames at the ($7,000)

4.3 Bldg. 2 Header House - Replace/repair wood doors at the header house ($2,000)

No other Capital Reserve Items above the threshold were identified.

RECOMMENDED FURTHER INVESTIGATION:

No further investigation recommended at this time.

5.0 INTERIOR FINISHES	DESCRIPTION	COMMENT/ASSESSMENT
Bldg. 1 (Office)	Flagstone flooring, painted concrete block walls and window wall glazing with finished wood strip decking (see photograph 6). Flagstone flooring with finished wood strip wall panelling and decking over the washroom.	There are dry water stains on the wood strip decking around the perimeter of the building (see photograph 7). The paint finish on the concrete block walls is peeling with efflorescence and evidence of water infiltration observed. See Sections **2.1 – Structure (Bldg. 1)** and **3 – Roof** for more detail. No other issues identified. See Note **5A**.
Bldg. 2 (Header House & Greenhouse)	Concrete flooring, painted wood paneling and painted concrete block walls with fastened fibreboard ceiling panels over the Header House (see photographs 16). Dirt floors with concrete unit pavers, concrete block foundation wall, and glass tiled roofs over the Greenhouses (see photograph 22).	The fibreboard ceiling panels are damaged and stained with visible mould growth at the northeast wall where the Greenhouses are attached (see photograph 18). See Section **3 – Roof** for more detail. Localized replacement can be completed at a cost less than the Capital Threshold. No other issues identified. See Note **5A**.
Bldg. 3 (Garage)	Concrete flooring, painted concrete foundation wall, and exposed wood roof structure (see photograph 28).	The paint finish on the concrete foundation wall is peeling with efflorescence and evidence of water infiltration observed. See Section **2.3 – Structure (Bldg. 3)** for more detail. No other issues identified. See Note **5A**.

NOTES:

5A) Overall refinishing and painting can be performed at a cost less than the Capital Threshold. The Landplan Historical Report suggested several options to be considered for the Site in the planning and design for the property. Examples included the following:

- The office might be considered for a rest station, washrooms, and / or a concession in the park.
- The shed could be used for maintenance equipment storage.
- An educational use might be considered for the header house.
- Should no useful purpose be found for the greenhouses, the glass might be removed, a drainage system installed, and the frames left for interpretive purposes. Alternatively, the greenhouses might be considered useful for propagating or holding plants for the park and others in the neighbourhood.

As indicated in Golder's proposal dated April 30, 2012 (see Appendix G), we did not provide budgets for repair or replacement of the interior finishes as the buildings are to be demolished or will undergo substantial change in the near future.

IMMEDIATE ITEMS IDENTIFIED:

No immediate work items were identified.

CAPITAL RESERVE ITEMS IDENTIFIED:

No Capital Reserve Items above the threshold were identified.

RECOMMENDED FURTHER INVESTIGATION:

No further investigation recommended at this time.

6.0 MECHANICAL	DESCRIPTION	COMMENT/ASSESSMENT
Heating and Cooling Systems	***Bldg. 1:*** No cooling system is available for the building. Heating is provided by the gas (possibly propane) fired furnace "LENNOX", ducted to three locations (see photographs 9 and 10). No nameplate was identified for the unit. Furnace appears to have been connected to a former propane gas tank, which was located outside on the west end of the building and was not present at the of the Site visit (see photograph 11). Thermostat "White-Rogers" for the heating system is available inside the main room. ***Bldg. 2***: No cooling system is available for the Building #2. Heating is provided by two "TRANE" unitary unit heaters (see photograph 24). In-wall AC unit was found in one of the greenhouses. No nameplates were found on the unit. One of the greenhouses also contains finned tube hydronic radiators. Thermostats "White-Rogers" for the heating system are available inside the main room and greenhouses. ***Bldg. 3:*** N/A	The "LENNOX" heating furnace in Bldg. 1 is in an acceptable condition based on Golder's high level assessment. However, gas furnace must be checked by a qualified HVAC contractor, before it is put back into service. Replacement of the gas furnace should be anticipated. Servicing and remedial repairs can be performed at a cost less than the Capital Threshold. Golder recommends connecting the furnace to the main gas line supplied by Enbridge Gas instead of feeding it off a standalone propane gas tank. The finned tube radiators in Bldg. 2 are rusted in some areas, and appear to be abandoned. Removal of the abandoned equipment is recommended.
Heating Boiler	***Bldg. 1:*** No heating boiler. ***Bldg. 2:*** Oil-fired heating boiler (see photograph 23). No nameplate data was found; hence unit characteristics were not identified. ***Bldg. 3:*** N/A	The oil-fired boiler and "TRANE" unitary unit heaters in Bldg. 2 appear to be in a deteriorated condition, and most likely they need to be replaced. A qualified HVAC contractor should inspect these systems. Oil fired boiler and unit heaters are suggested to be replaced by natural gas fired system. The associated costs are included in the Capital Table.
Ventilation	No mechanical ventilation provided.	No mechanical ventilation is available inside the structures. Depending on the final designation of these structures, fresh make-up air must be provided to the space to meet applicable codes. Exact Air Change per Hour can be established after the final designation of these spaces is determined. The estimated cost is included in the Capital Table.
Exhaust	No mechanical exhaust provided.	The ability to exhaust air from the bathrooms must be provided in both Bldgs. 1 and 2 to meet applicable codes. The estimated cost is included in the Capital Table.

6.0 MECHANICAL	DESCRIPTION	COMMENT/ASSESSMENT
Plumbing	***Bldg. 1:*** Type "M" copper distribution piping for domestic cold water. Toilet is tied into a septic tank (see photograph 8). ***Bldg. 2:*** Type "M" copper distribution piping for domestic cold water. Toilet is tied into a septic tank. ***Bldg. 3:*** N/A	Tie toilets to the city sewer line and ignore septic tank, which needs rehabilitation. The associated cost is included in the Capital Table.
Domestic Hot Water	***Bldg. 1:*** Bathroom only has cold water supply, no domestic hot water is available in the building. ***Bldg. 2:*** Bathroom only has cold water supply, no domestic hot water is available in the building ***Bldg. 3:*** N/A	Hot water needs to be generated and supplied to the bathrooms in Bldgs. 1 and 2 to meet applicable codes. The associated cost is included in the Capital Table.
Pumps	***Bldg. 1:*** No pumps were located within the structure. ***Bldg. 2:*** One 1 HP pump was identified at the building, servicing hydronic system. ***Bldg. 3:*** N/A	Golder recommends replacing the existing pump in Bldg. 2. The associated cost is included in the Capital Table .
Waste Disposal	No waste disposal was identified.	Waste was found inside building stored in plastic bags. Appropriate waste disposal should be provided.

NOTES:

None.

IMMEDIATE ITEMS IDENTIFIED:

No immediate work items were identified.

CAPITAL RESERVE ITEMS IDENTIFIED:

6.1 Bldg. 1 Office - Connect gas furnace to Enbridge gas line ($15,000)

6.2 Bldg. 1 Office - Provide mechanical ventilation ($2,500)

6.3 Bldg. 1 Office - Provide exhaust for washrooms ($1,000)

6.4 Bldg. 1 Office - Tie toilets to the city sewer line ($10,000)

6.5 Bldg. 1 Office - Install domestic hot water boilers ($2,300)

6.6 Bldg. 2 Header House - Replace oil fired boiler with natural gas fired unit ($20,000)

6.7 Bldg. 2 Header House - Replace "TRANE" unit heaters ($5,000)

6.8 Bldg. 2 Header House - Provide mechanical ventilation ($2,500)

6.9 Bldg. 2 Header House - Provide exhaust for washrooms ($1,000)

6.10 Bldg. 2 Header House - Tie toilets to the city sewer line ($10,000)

6.11 Bldg. 2 Header House - Install domestic hot water boilers ($2,300)

6.12 Bldg. 2 Header House - Install circulation pumps for hydronic heating ($3,000)

No other Capital Reserve Items above the threshold were identified.

6.0 MECHANICAL	DESCRIPTION	COMMENT/ASSESSMENT

RECOMMENDED FURTHER INVESTIGATION:

No further investigation recommended at this time.

7.0 ELECTRICAL	DESCRIPTION	COMMENT/ASSESSMENT
Exterior Transformer	***Bldg. 1:*** No exterior transformer. Voltage transformed at the street. ***Bldg. 2:*** No exterior transformer. Voltage transformed at the street. ***Bldg. 3:*** No exterior transformer.	No issues identified.
Main Disconnect Switch	***Bldg. 1:*** Bldgs. 1 and 3 are fed from the main incoming service located in Bldg. 2. ***Bldg. 2:*** 200 Amp switch that isolates the entire facility. ***Bldg. 3:*** Bldgs. 1 and 3 are fed from the main incoming service located in Bldg. 2.	No issues identified.
Sub Panels	***Bldg. 1:*** 100 Amp, 120 / 240 Volts AC 1 phase 3 wire. ***Bldg. 2:*** 200 Amp, 120 / 240 Volts AC 1 phase 3 wire. ***Bldg. 3:*** N/A.	No issues identified. All subpanels are well labelled (see photograph 25).
Meter	***Bldg. 1:*** Central Enersource Hydro Meter from Bldg. 2. ***Bldg. 2:*** One Enersource Hydro digital meter located on the external west wall (TP429892) of the building. ***Bldg. 3:*** Central Enersource Hydro Meter from Bldg. 2.	No issues identified. Meter is quite new (see photograph 26).
Distribution	***Bldg. 1:*** Some wiring is exposed; some is armoured (BX cable). ***Bldg. 2:*** Armoured wiring (BX cable). ***Bldg. 3:*** BX cable coming out of the ground laying on the floor (with electrical sockets for receptacle and lighting loads).	Distribution cables servicing Bldg. 3 need to be re-routed within approved underground conduit. Power to new ventilation system and new boiler in Bldg. 2 is required (see Section **6 – Mechanical**). The associated costs are included in the Capital Table.
Interior Lighting	***Bldg. 1 (Rooms):*** 8' 2 lamp x F96 T12, 6 fixtures total. ***Bldg. 1 (Washroom):*** 1 x 100W incandescent lamp ***Bldg. 2 (Rooms):*** 4' 2 lamp x F34 T12, 4 fixtures total ***Bldg. 2 (Washroom):*** None. ***Bldg. 2 (East Greenhouse):*** 4' 2 lamp x F40 T12, 14 fixtures total, 9 out of 14 had light bulbs in them. ***Bldg. 2 (Central Greenhouse):*** 2 sockets for screw-in light bulbs, no bulbs. ***Bldg. 2 (West Greenhouse):*** The layout and lighting fixtures appeared to be similar to the East Greenhouse, however all of them are disassembled and in deteriorating conditions. Hence, it was impossible to count. ***Bldg. 3:*** No lighting fixtures were found inside the structure, however plug-in cable is available.	The majority of lighting fixtures in Bldgs. 1 and 2 are inefficient type (linear fluorescent T12, incandescent light bulbs). All of the light bulbs are dirty, or burnt out. In addition, lighting levels need to be verified after the final designation of these spaces is determined in order to meet applicable codes. In addition, all washrooms must be provided with sufficient lighting, as per building code. The associated costs are included in the Capital Table.

Exterior Lighting	No exterior lighting provided.	No issues identified.

NOTES:

None.

IMMEDIATE ITEMS IDENTIFIED:

No immediate work items were identified.

CAPITAL RESERVE ITEMS IDENTIFIED:

7.1 Bldg. 1 Office - Replace lighting ($3,500)

7.2 Bldg. 2 Header House - Replace lighting ($3,500)

7.3 Bldg. 2 Header House - Power to new ventilation system and new boiler ($10,000)

No other Capital Reserve Items above the threshold were identified.

RECOMMENDED FURTHER INVESTIGATION:

No further investigation recommended at this time.

8.0 FIRE, LIFE-SAFETY	DESCRIPTION	COMMENT/ASSESSMENT
Fire Alarm Panel	N/A	N/A
Devices	N/A	N/A
Suppression	***Bldg. 1:*** One fire extinguisher located on the ground in the corner office.	Extinguisher should be serviced or replaced as required. The number and location of extinguishers should be reviewed once the future use is known for the buildings. This can be performed at a cost less than the Capital Threshold.
Separations	N/A	N/A
Egress	***Bldg. 1:*** Three exits lead directly to grade. ***Bldg. 2:*** Two exits lead directly to grade. ***Bldg. 3:*** One exit leads directly to grade.	No issues identified. A full study was not completed and will depend on future use of the buildings.
Emergency Generator	N/A	N/A

NOTES:
None.

IMMEDIATE ITEMS IDENTIFIED:
No immediate work items were identified.

CAPITAL RESERVE ITEMS IDENTIFIED:
No Capital Reserve Items above the threshold were identified.

RECOMMENDED FURTHER INVESTIGATION:
No further investigation recommended at this time.

9.0 CONVEYANCE	DESCRIPTION	COMMENT/ASSESSMENT
Number of Cabs	N/A	N/A
Manufacturer	N/A	N/A
Type	N/A	N/A
Controls	N/A	N/A
Cab Finishes	N/A	N/A

NOTES:

None.

IMMEDIATE ITEMS IDENTIFIED:

No immediate work items were identified.

CAPITAL RESERVE ITEMS IDENTIFIED:

No Capital Reserve Items above the threshold were identified.

RECOMMENDED FURTHER INVESTIGATION:

No further investigation recommended at this time.

Report Signature Page

GOLDER ASSOCIATES LTD.

Anita Dhani, B. Arch. Sc.
Project Manager

Lawrence McSorley, B.Arch. M.Arch. M.C.P. RA
Senior Consultant

ad-mg/LM/ms

\\mis1-s-filesrv1\data\active\2009\1113\09-1113-6182 city of mississauga-review\phase 5001 bca 2012\pca\final\09-1113-6182(5001) bca hancock nurserymiss final.docx

APPENDIX A

Selected Photographs

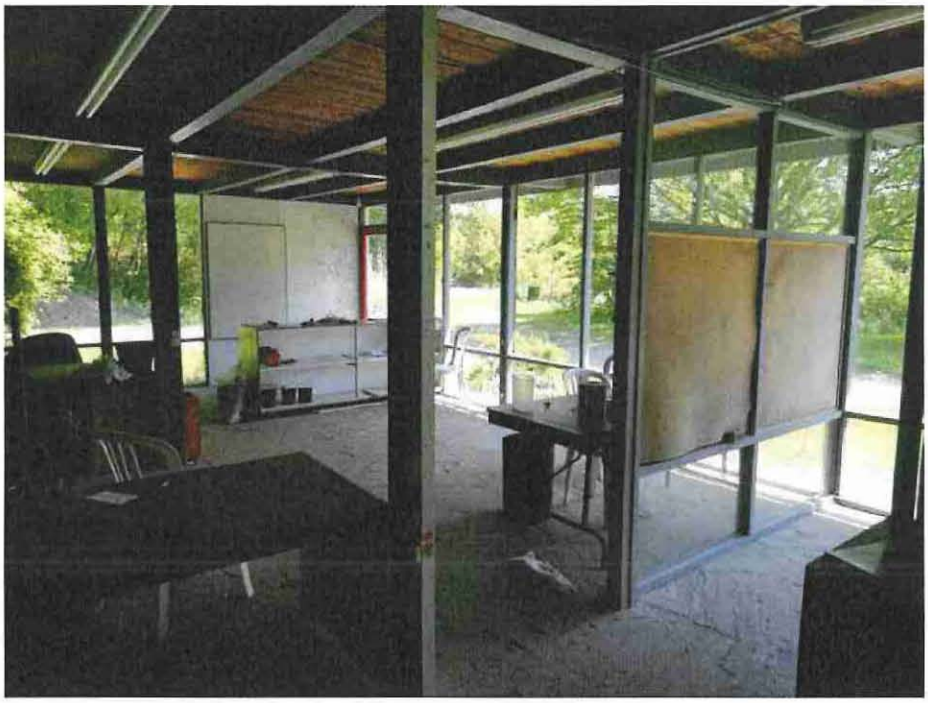
Photograph 1: General view of the front (east) elevation of Bldg. 1.

Photograph 2: General view of the back (west) elevation of Bldg. 1.

Photograph 3: Recently replaced conventional built-up roofing assembly over Bldg. 1.

Photograph 4: Stepped crack through the concrete block retaining wall on the southwest elevation of Bldg. 1.

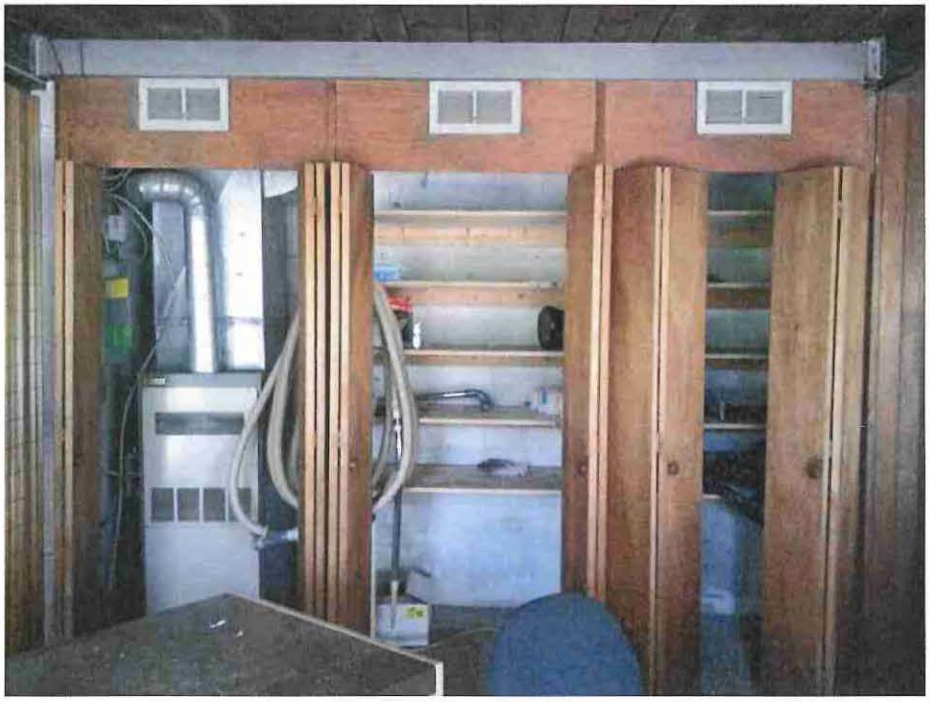
Photograph 5: Deteriorated and damaged wood window frames at Bldg. 1.



Photograph 6: General view of the wood structure in Bldg. 1.

Photograph 7: Vegetation growing into the interior and along the stained wood strip decking of Bldg. 1.

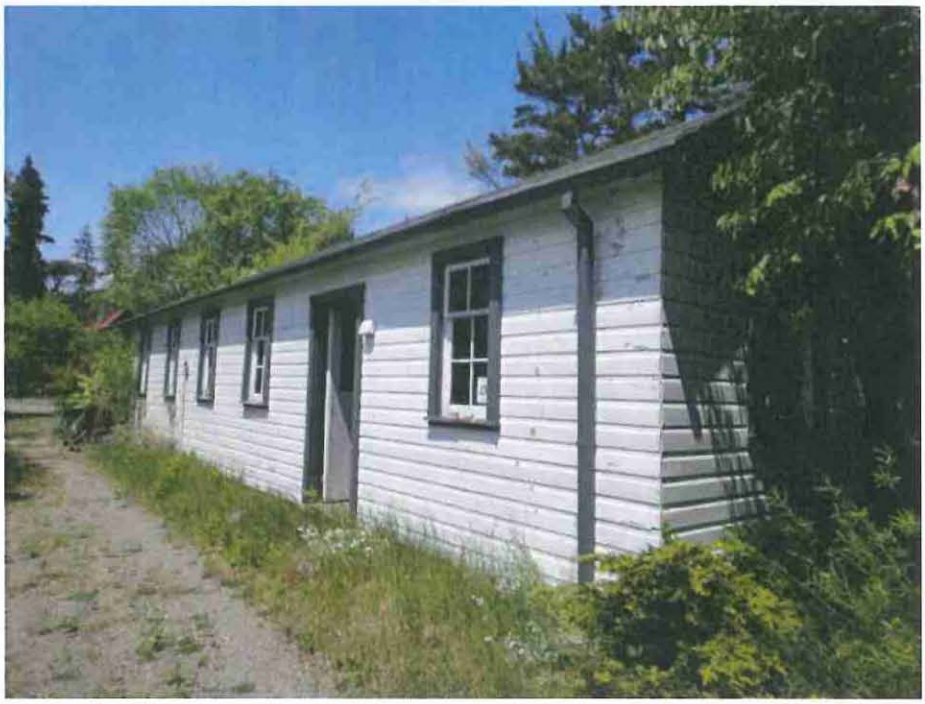
Photograph 8: Location of septic tank located at Bldg. 1.



Photograph 9: Air distribution ductwork plus furnace at Bldg. 1.

Photograph 10: Lennox gas/propane furnace located in Bldg. 1.

Photograph 11: Gas Line from Bldg. 1 furnace, previously was connected to a standalone propane tank.



Photograph 12: General view of the south and east elevations of Bldg. 2.

Photograph 13: General view of the west elevation of Bldg. 2.

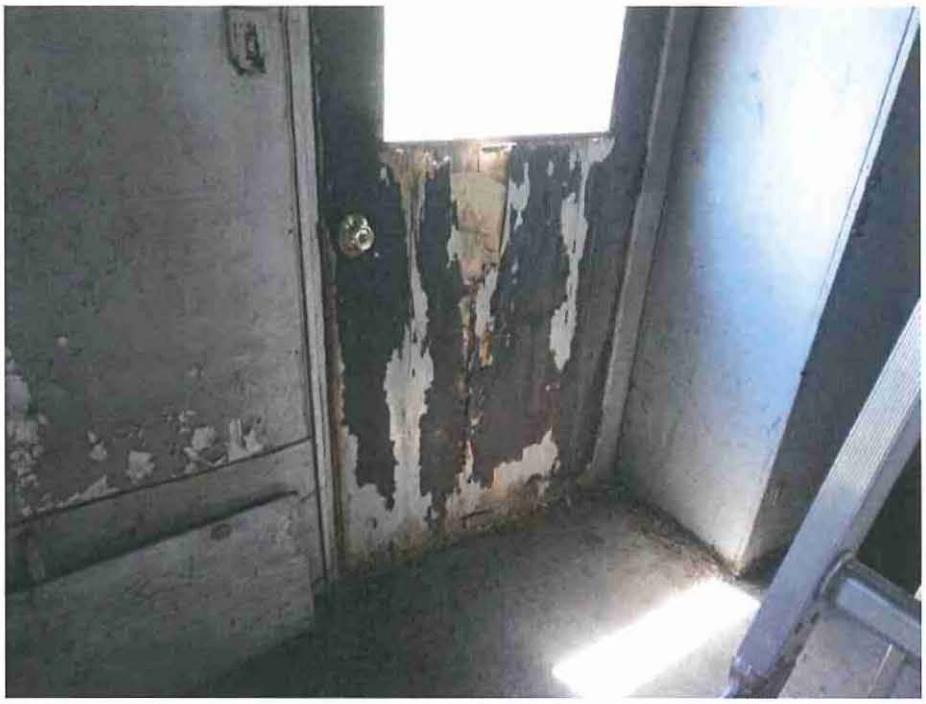
Photograph 14: General view of the Greenhouses attached to the north side of Bldg. 2.

Photograph 15: Sloped gable roof with asphalt shingles over Bldg. 2.

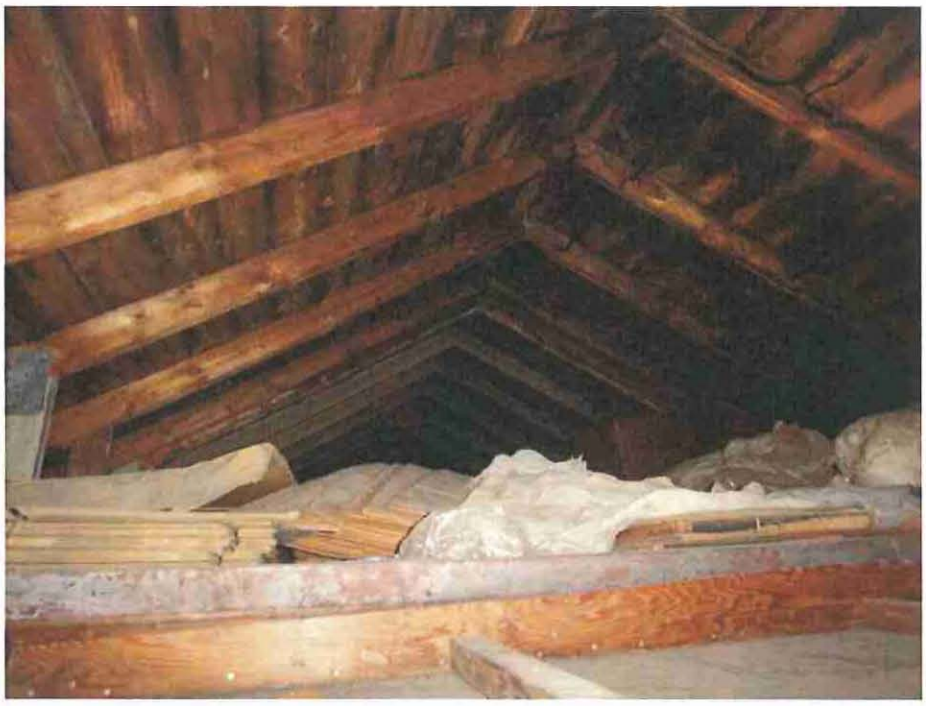
Photograph 16: General view of the interior finished in Bldg. 2.

Photograph 17: Opening to the underground cistern at the east end of Bldg. 2.

Photograph 18: Deteriorated and damaged ceiling panels over the entrance to the Greenhouses in Bldg. 2.

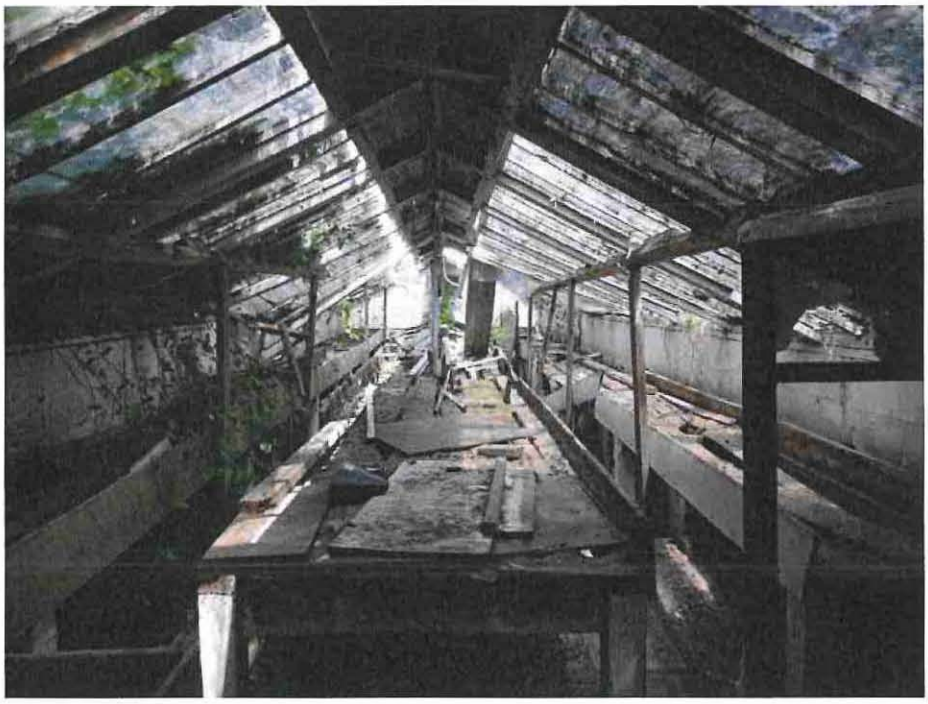


Photograph 19: Deteriorated and damaged wood door in Bldg. 2.

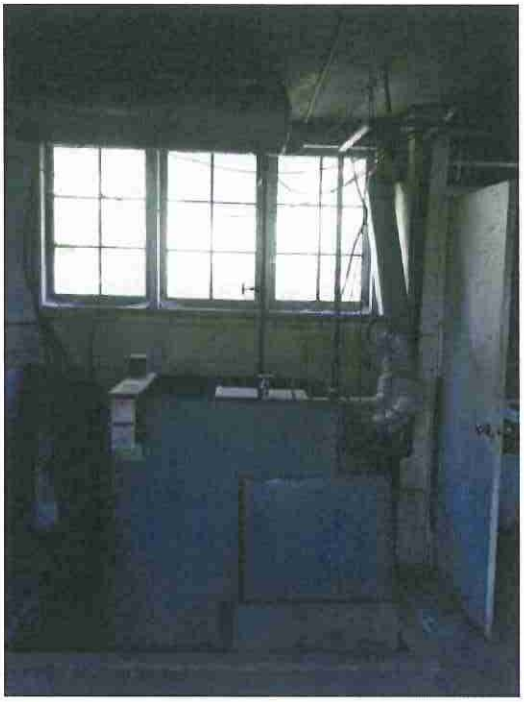


Photograph 20: General view of the wood rafter and plank deck over Bldg. 2.

Photograph 21: Deteriorated wood framed windows at Bldg. 2.

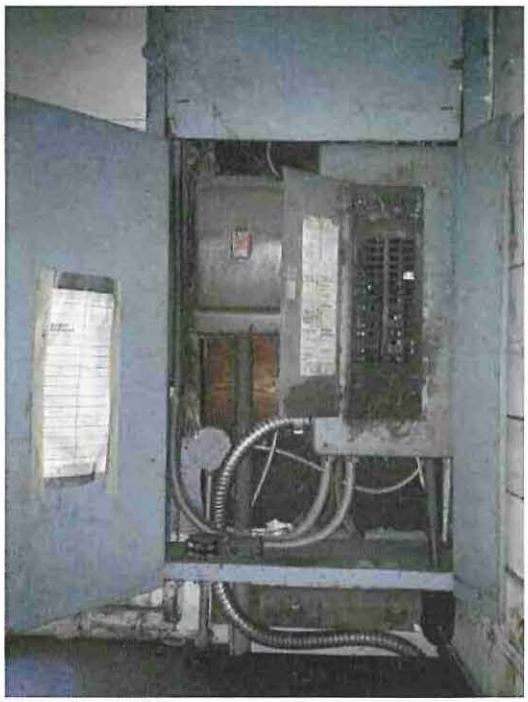


Photograph 22: General view of the interior finishes in Greenhouses in Bldg. 2.



Photograph 23: Oil fired hot water boiler located in Bldg. 2.

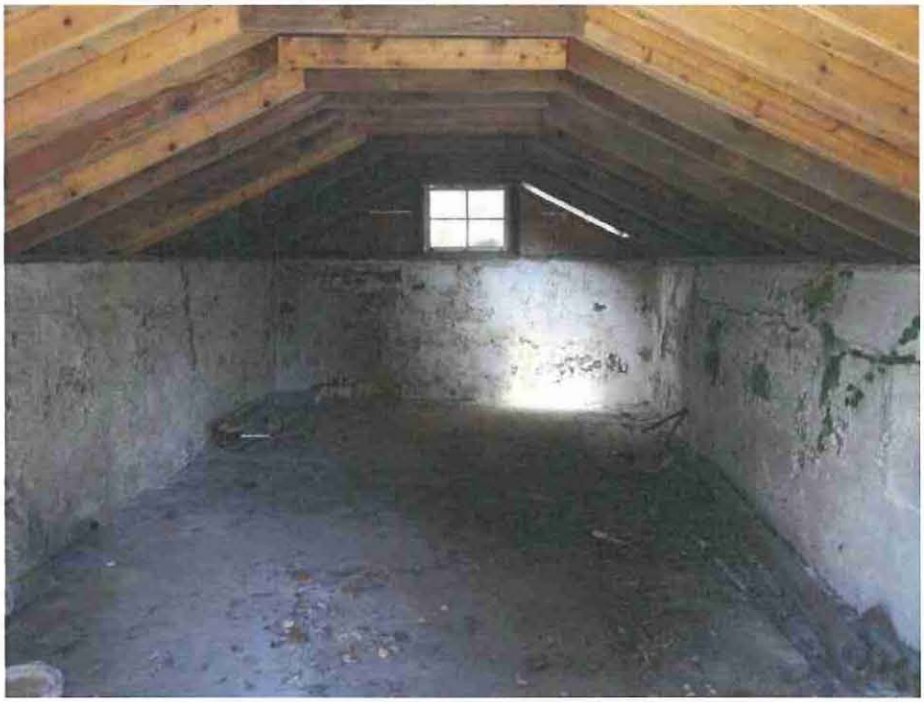
Photograph 24: Typical hydronic unit heater in Bldg. 2.



Photograph 25: Electrical Distribution in Bldg. 2 that also provides power to Bldg. 1.

Photograph 26: Power meter mounted to the west elevation of Bldg. 2 that serves the entire complex.

Photograph 27: General view of the front (south) elevation of Bldg. 3.



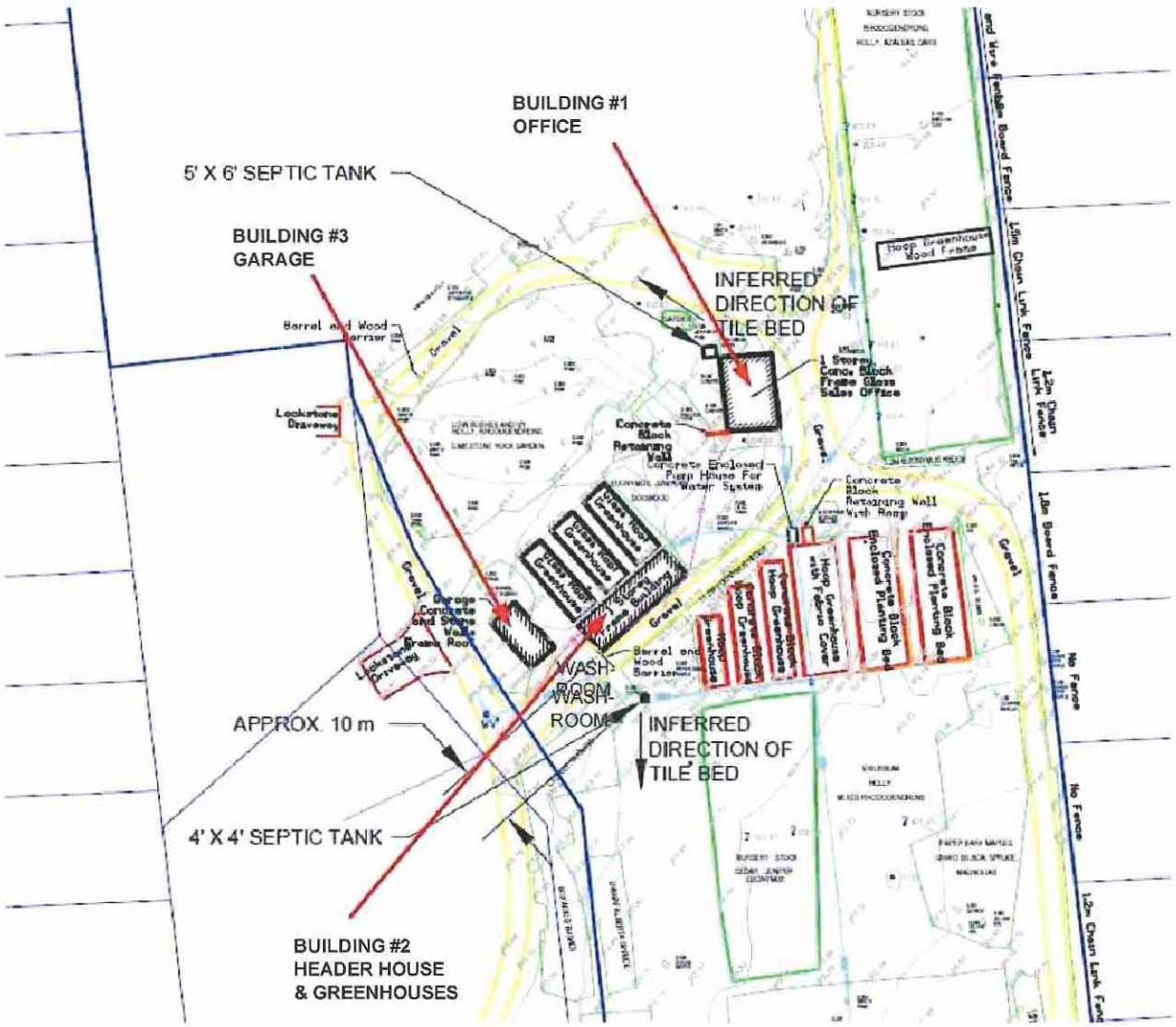
Photograph 28: General view of the interior finishes in Bldg. 3.

Photograph 29: Cracked and displaced concrete foundation wall in Bldg. 3.

Photograph 30: Sloped gable roof with asphalt shingles over Bldg. 3.

APPENDIX B

Site Plans



PROJECT

HANCOCK NURSERY
2151 CAMILLA ROAD, MISSISSAUGA, ONTARIO

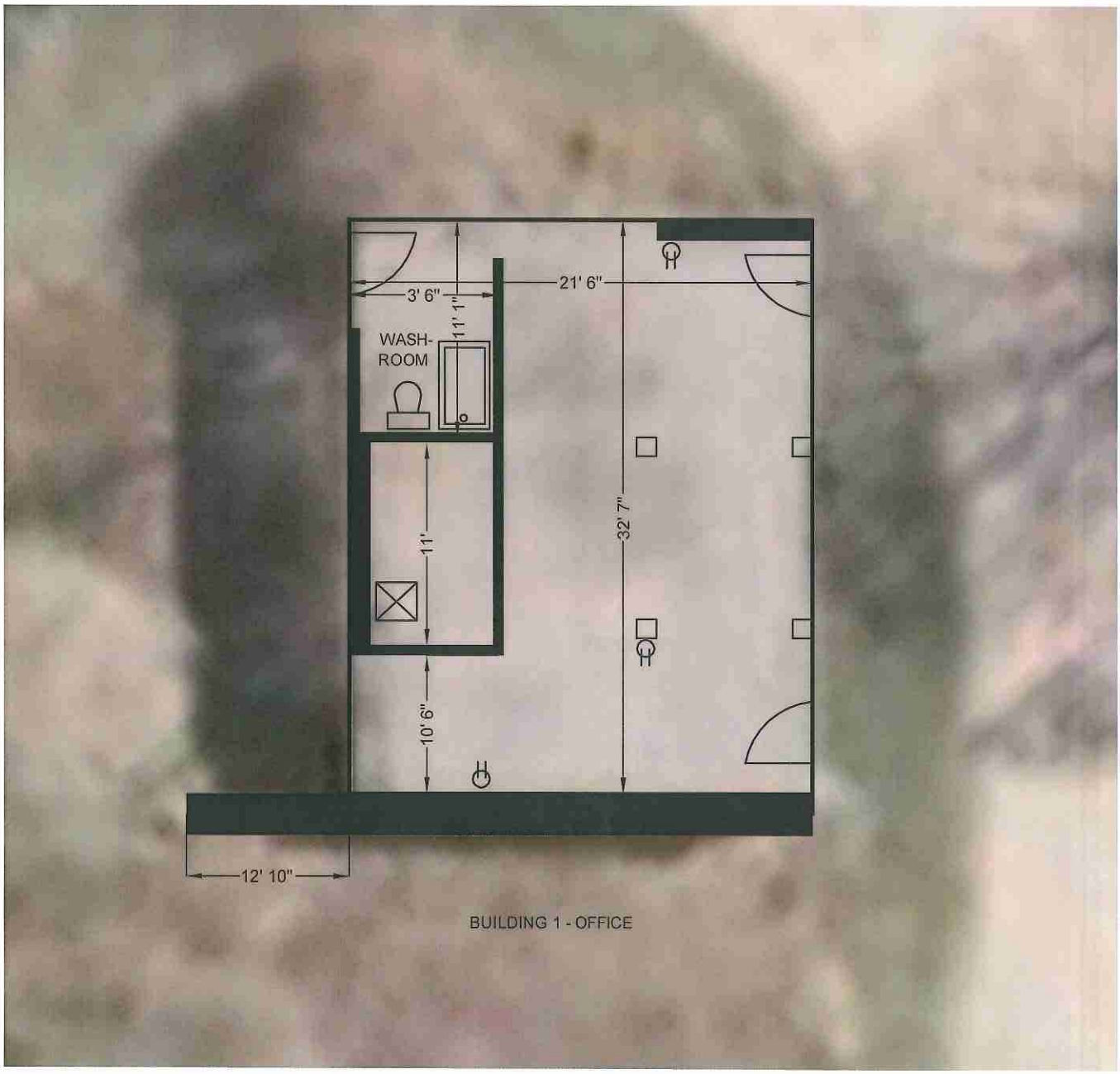
TITLE

BUILDING CONDITION ASSESSMENT

Golder Associates

PROJECT No. 09-1113-6182			FILE No.	EA01
DESIGN			SCALE AS SHOWN	REV. 0
CADD	MK	JUNE 2012	FIGURE 1	
CHECK				
REVIEW				

Drawing file: S:\Projects\2009\09-1113-6182 (COM, Mississauga)\-EA- Building Condition Assessment\09111361826EA01.dwg Aug 03, 2012 - 3:02pm



BUILDING 1 - OFFICE

LEGEND

☒	MECHANICAL UNIT	⊗	HYDRO METER
♀	ELECTRICAL UNITS	○	DRAIN PIPE

REFERENCE

Imagery: Microsoft Bing ©2010 Microsoft Corporation and it's data suppliers
Projection: Transverse Mercator Datum: NAD 83 Coordinate System: UTM Zone 17N

PROJECT

HANCOCK NURSERY
2151 CAMILLA ROAD, MISSISSAUGA, ONTARIO

TITLE

BUILDING CONDITION ASSESSMENT
BUILDING 1 - OFFICE

Golder Associates

PROJECT No. 09-1113-6182			FILE No.		EA02
DESIGN			SCALE	AS SHOWN	REV. 0
CADD	MK	JUNE 2012			
CHECK					
REVIEW					

FIGURE 2

LEGEND

⊠	MECHANICAL UNIT	⊗	HYDRO METER
	ELECTRICAL UNITS	○	DRAIN PIPE
	UNDERGROUND SYSTERN		

REFERENCE

Imagery: Microsoft Bing ©2010 Microsoft Corporation and it's data suppliers
Projection: Transverse Mercator Datum: NAD 83 Coordinate System: UTM Zone 17N

41

PROJECT

HANCOCK NURSERY
2151 CAMILLA ROAD, MISSISSAUGA, ONTARIO

TITLE

BUILDING CONDITION ASSESSMENT
BUILDING 2 - HEADER HOUSE AND GREENHOUSES
BUILDING 3 - GARAGE

Golder Associates

PROJECT No. 09-1113-6182			FILE No.		EA03
DESIGN			SCALE	AS SHOWN	REV. 0
CADD	MK	JUNE 2012	**FIGURE 3**		
CHECK					
REVIEW					

Drawing file: S:\Projects\2009\09-1113-6182 (COM, Mississauga)\-EA- Building Condition Assessment\09111361826EA03.dwg Aug 03, 2012 - 3:00pm

APPENDIX C

Preliminary Opinion of Probable Costs

Preliminary Opinion of Probable Costs

The following table is a breakdown of costs (in current dollars) that make up our recommendation for the total budget for the Capital work described in the report. Quantities recorded during our evaluation and information we have obtained from similar projects form the basis for costing. The estimated costs include materials, labour and overhead. Actual construction costs will vary depending on several factors such as schedule, work conditions, economic pressures and contractor work load. More accurate costs can only be obtained by preparing specifications for the work and tendering competitively to appropriate, sometimes specialized contractors. These opinions of costs, therefore, should only be used for comparison of alternative options and rough budgeting purposes .

The City of Mississauga should review the conservation treatments of "preservation", "rehabilitation" and "restoration" as defined in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010) as they apply to the conservation of historic structures located on the former Hancock Nursery property. Whichever approach is chosen should then be developed in accordance with the *Standards and Guidelines*.

Table 3: Bldg. 1 Office Building - Preliminary Opinion of Probable Costs

Section Item No.	Description	Opinion of Cost
2.1	Concrete block wall repair	$2,200
4.1	Rehabilitate the Wood Cladding & Window Frames	$7,000
6.1	Connect gas furnace to Enbridge service	$15,000
6.2	Provide mechanical ventilation	$2,500
6.3	Provide exhaust for washrooms	$1,000
6.4	Tie toilets to the city sewer line	$10,000
6.5	Install domestic hot water boilers	$2,300
7.1	Replace lighting	$3,500
	Sub-Total - Immediate and Capital Expenditures	**$43,500**
	Estimation Contingency (5%)	$2,200
	Construction Contingency (20%)	$8,700
	General Contractor Profit (15%)	$6,500
	Allowance for Permits	$600
	Bonding	$500
	Sub-Total - Estimated Construction Cost (Rounded)	**$62,000**
	Allowance for Design, Engineering and Tender, Project Management, Construction Review and Contract Administration (15%)	$9,300
	Allowance for Reimbursable Disbursements e.g. milage	$1,000
	Sub-total – Project Budget (Rounded)	**$72,300**
	13% HST (Rounded)	$9,400
	Total Opinion of Project Budget (Rounded)	**$81,700**

Table 4: Bldg. 2 Header House & Greenhouse - Preliminary Opinion of Probable Costs

Section Item No.	Description	Opinion of Cost
2.1	Concrete block wall repair	$2,500
IMM.1	Greenhouse Roof Demolition	$2,000
4.2	Rehabilitate the Wood Cladding & Window Frames	$7,000
4.3	Replace Wood Doors	$2,000
6.6	Replace oil fired boiler with natural gas unit (mechanical systems only)	$20,000
6.7	Replace hydronic unit heaters	$5,000
6.8	Provide mechanical ventilation	$2,500
6.9	Provide exhaust for washrooms	$1,000
6.10	Tie toilets to the city sewer line	$10,000
6.11	Install domestic hot water boilers	$2,300
6.12	Install new circulation pump for hydronic heating	$3,000
7.2	Replace lighting	$3,500
7.3	Power to new ventilation system and new boiler	$10,000
	Sub-Total - Immediate and Capital Expenditures	**$70,800**
	Estimation Contingency (5%)	$3,500
	Construction Contingency (20%)	$14,200
	General Contractor Profit (15%)	$10,600
	Allowance for Permits	$500
	Bonding	$600
	Sub-Total - Estimated Construction Cost (Rounded)	**$100,200**
	Allowance for Design, Engineering and Tender, Project Management, Construction Review and Contract Administration (15%)	$15,000
	Golder Allowance for Reimbursable Disbursements e.g. milage	$500
	Sub-total – Project Budget (Rounded)	**$115,700**
	13% HST (Rounded)	$15,100
	Total Opinion of Project Budget (Rounded)	**$130,800**

Table 5: for Bldg. 3 Garage - Preliminary Opinion of Probable Costs

Section Item No.	Description	Opinion of Cost
IMM.2	Garage demolition	$5,000
2.3	Garage reconstruction	$30,000
	Sub-Total - Immediate and Capital Expenditures	**$35,000**
	Estimation Contingency (5%)	$1,800
	Construction Contingency (20%)	$7,000
	General Contractor Profit (15%)	$5,300
	Allowance for Permits	$500
	Bonding	$600
	Sub-Total - Estimated Construction Cost (Rounded)	**$50,200**
	Allowance for Design, Engineering and Tender, Project Management, Construction Review and Contract Administration (15%)	$7,500
	Golder Allowance for Reimbursable Disbursements e.g. milage	$500
	Sub-total – Project Budget (Rounded)	**$58,300**
	13% HST (Rounded)	$7,600
	Total Opinion of Project Budget (Rounded)	**$65,900**

APPENDIX D

Estimated Demolition Costs

3200 Lloydtown-Aurora Rd.
Kettleby, Ontario
L0G 1J0

PRIESTLY DEMOLITION INC

tel. 905.841.3735
800.263.2076
fax. 905.841.6282
info@priestly.ca
www.priestly.ca

Demolition • Hazardous material abatement • Asset recovery & salvage • Brownfield remediation

July 10, 2012

Anita Dhani (B. Arch.Sc.) | Project Manager - Building Science Specialist | **Golder Associates Ltd.**
100 Scotia Court, Whitby, Ontario, Canada L1N 8Y6
T: +1 (905) 723 2727 Ext 6936 | **D:** +1 (905) 723 5491 | **F:** +1 (905) 723 2182 | **C:** +1 (416) 567 7588 | **E:** Anita_Dhani@golder.com | **www.golder.com**

Re: Headerhouse, Green house, Office & Garage Demolition @ 2151 Camilla Road, Mississauga, ON.

We are pleased to submit our quotation to provide labour, materials, and supervision to complete the following scope of work:

Scope of Work(Price 1)
- Demolition and removal off site of existing ***Headerhouse and (x3)greenhouses***, including all brick, concrete footings, foundations, floor slabs, wood, glass, insulation, drywall, roofing and miscellaneous metals.
- All work to be done in accordance with all applicable O.H.S.A. regulations.

Budget price: **twenty two thousand dollars ($22,000.00) plus H.S.T.**

Scope of Work(Price 2)
- Demolition and removal off site of existing ***garage,*** including all brick, concrete footings, foundations, floor slabs, wood, glass, insulation, drywall, roofing and miscellaneous metals.
- All work to be done in accordance with all applicable O.H.S.A. regulations.

Budget price: **three thousand dollars ($3,000.00) plus H.S.T.**

Scope of Work(Price 3)
- Demolition and removal off site of existing ***office*** including all brick, concrete footings, foundations, floor slabs, wood, glass, insulation, drywall, roofing and miscellaneous metals.
- All work to be done in accordance with all applicable O.H.S.A. regulations.

Budget price: **six thousand dollars ($6,000.00) plus H.S.T.**

Exclusions:
- any designated substances / liquid wastes / ODS / PCB / making good / hoarding / disconnection of services
- permits / tree removal / layout / impacted soils / shoring / backfill / de-watering

Trusting the above is satisfactory, should you require further information, or have any questions, please do not hesitate to contact the undersigned, cellular: 416-717-2324.

Yours truly,

Michael Norris
Estimator

p12-06-82 rev 1 mn

APPENDIX E

Mandate and Report Resources

MANDATE AND REPORT RESOURCES

Authorization

Golder Associates Ltd. ("Golder") was retained by the City of Mississauga (the "City") in accordance with Golder's revised proposal dated April 30, 2012 and discussions to conduct a Property Condition Assessment ("PCA") with a focus on the structural elements of the site identified in the Introduction section of the report. The Site is currently owned and managed by the City.

Purpose

The primary objective of the PCA was to visually examine and evaluate the present condition of the property elements, buildings and related structures. The PCA process is being undertaken to assist the City in evaluating the potential financial liabilities associated with the condition of the property elements, building and related structures on the Site. Golder understands that the City will rely on this report for potential rehabilitation and/or demolition/decommissioning of the Site.

Scope

The PCA was performed in accordance with the American Society for Testing and Materials ("ASTM") "Standard Guide for Property Condition Assessments: Baseline Property Condition Process E 2018-08", as locally applicable. The Golder Assessor (identified on the first page of the report) performed the Site reconnaissance on the date shown. The Site reconnaissance was limited to a walk around the site, a walk-through of the buildings and interview with personnel listed in the Introduction section of the report (referred to as the "Point of Contact" in this report). Copies of selected photographs documenting conditions at the time of the visit are provided in Appendix A.

The purpose of the report is to communicate identified physical deficiencies, immediate capital projects, and the associated opinions of estimated costs where the cost is greater than the Capital Threshold and expected to bring the existing buildings through rehabilitation in the current year. The purpose of this report is not to project out Capital Expenditures beyond this year (2012). In accordance with this agreed mandate, assumptions were required to delineate between capital items and routine maintenance. Please refer to the "Operating and Maintenance Item" list below. Also please refer to the attached "Discussions of Overall Concepts and Terminology" for additional explanation of assumptions used.

The review of the structural elements was limited to a visual review of the accessible, exposed portions of the buildings and related structures during our visit to the building. The roofs, walls, floors and ceilings were visually reviewed to collect information in this regard.

The review of the mechanical, electrical and fire safety systems was performed by Golder's specialists in conjunction with discussions with the Point of Contact. A detailed assessment by a mechanical or electrical professional consultant should be performed if further information regarding the condition, durability and/or expected capital expenditures related to these systems is required.

Compliance with national and provincial building codes and/or fire codes is not part of the scope of this assessment.

The estimated costs outlined in this report are based on the conditions encountered and observations made during the reconnaissance. Estimates of quantities and areas are based on information supplied, field observations and/or interviews. Item repair/replacement costs are approximate only. Restoration costs are

sensitive to local and overall economic factors and therefore, specific quotations from qualified contractors should be obtained when a specific deficiency is addressed or a capital project is to be implemented.

Operating and Maintenance Items

Golder assumes the following items will be maintained under normal operating budgets and are therefore not included in the Capital Reserve Table.

SITE

- Concrete and interlocking paving
- Buried plumbing systems
- Landscaping
- Fences

STRUCTURE

- Main building structure
- Foundations and footings

ROOF

- Periodic maintenance
- Metal flashing

WALLS AND WINDOWS

- Local periodic repairs and needle glazing
- Window hardware and frames
- Pedestrian and overhead doors
- Weather-stripping

INTERIORS

- Interior finishes
- Light fixtures

MECHANICAL

- Heating/cooling distribution piping, pumps, coils, expansion tanks and valves
- Motors, exhaust fans, ductwork and in-duct equipment
- Domestic water distribution piping, valves, tanks and pumps

ELECTRICAL

- Transformers, switchgear, disconnects, breakers and distribution wiring

Discussions of Overall Concepts and Terminology

Capital Threshold

The Capital Threshold used for this report is $2,000. This threshold is used to determine whether a capital repair item is to be included in the Capital Table. Capital repairs identified and estimated to cost less than the threshold, or as a part of routine maintenance as required, at a cost less than the threshold are not included in the Capital Table .

Costs

Costs presented in this study for future capital repairs and replacement projects are our Opinions of Probable Budgets and are intended to include taxes, permit fees, contingency and where appropriate, Engineering fees for design, specifications, tendering, project management and construction monitoring. We have generally assumed replacement will occur on a like-for-like basis except where obsolescence or technological advancements logically dictates an upgrade. More accurate costing in the future will require a condition assessment, choice and development of an appropriate repair option, designing and tendering the work to qualified contactors.

Immediate Items

Immediate repairs include deficiencies that require action in the next 60-90 days as a result of (i) existing or potentially unsafe conditions, (ii) negative conditions significantly impacting marketability or habitability, (iii) material building code violations, (iv) poor or deteriorated condition of a critical element or system, or (v) a condition that if left "as is" with extensive delay in addressing same, would result in or contribute to critical element or system failure within 12 months or a significant escalation in the repair cost.

Capital Analysis

We have presented the costs in current year (2012) values. Replacement include (i) deficiencies that may not warrant immediate attention, but require repair or replacement that should be undertaken on a priority basis over routine preventive maintenance work and (ii) components or systems that have realized or exceeded their Expected Useful Life ("EUL") during the evaluation period (realization of EUL alone does not constitute an immediate repair). Rehabilitation costs are included in Appendix C. Demolition costs are included in Appendix D.

Opinions of probable costs are provided for material physical deficiencies and not for repairs or improvements that could be classified as:

- Cosmetic or decorative;
- Part or parcel of a building renovation program or tenant improvement/finishes;
- Enhancements to reposition the asset in the marketplace;
- For warranty transfer purposes;
- Routine or normal preventative maintenance;
- Less than the capital threshold for this report; and
- Are expected to occur beyond the time frame of this report

Life Expectancies:

Our estimates of the life expectancy of common element components, systems and sub-systems are based on our opinion of the observed condition during our site visit, experience with similar material at other buildings, published industry standards, articles and recommendations made by material suppliers and manufacturers. For some materials or systems, the history of use is not sufficient to predict life expectancy accurately. Monitoring and adjustments to the assumptions are required.

APPENDIX F

Limitations and Use of the Report

LIMITATIONS

This report is intended to provide an assessment of the property conditions at the subject property, at the time of the Site visit. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third parties. Should additional parties require reliance on this report, Golder may be contacted to extend reliance to such parties. Golder disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs, which result from reporting the factual information contained herein.

Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of wetlands and in-door air quality is beyond the scope of this report.

The conclusions as presented represent the judgement of Golder based on the visual observations of the accessible, exposed building elements, supplemented by information and data obtained by Golder and discussions with the Point of Contact and other representatives of the owner identified. Except as otherwise may be requested, Golder disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to Golder after the time during which Golder performed the PCA. Unless specifically described, no physical testing or intrusive investigations were performed, and no samples of building materials were collected to substantiate the observations made.

In evaluating the Site, Golder has relied in good faith on information provided by other individuals noted in this report. Golder in certain instances has been required to assume that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the Point of Contact. Golder accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

Golder makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time, thus any parties making use of this report should review these issues with appropriate legal counsel.

Our mandate excluded checking compliance with all fire, building code requirements at construction, or retroactive requirements. Our mandate also excluded coordinating a search for outstanding Work Orders or Notices of Violation registered on title. We have also not included for any physical testing such as roof test cuts or core sampling in asphalt-paved areas.

Should additional information become available with respect to the building elements or systems, Golder requests that this information be brought to our attention so that we may re-assess the conclusions presented herein.

APPENDIX G
Proposal

MEMORANDUM

TO Ahmad Mujawaz **DATE** April 30, 2012

CC Anita Dhani & Mark Greenhill

FROM David Smyth **PROJECT No.** 09-1113-6182 (4003)

RE: BUILDING CONDITION ASSESSMENT/DOCUMENTATION – 2151 CAMILLA ROAD, MISSISSAUGA ONTARIO – REVISION 1

Further to your request, Golder Associates Ltd. ("Golder") is pleased to provide the City of Mississauga (the "City") with the following revised proposal to conduct a Building Condition Assessment ("BCA") for the three structures (former office building, former header house and shed) at the former Hancock Nursery at 2151 Camilla Road, Mississauga, Ontario (the Site). The work program has been revised to incorporate review comments provided by the City by e-mail on April 18, April 21, and April 30, 2012. The work will be conducted for the City prior to further demolition and decommissioning activity at the Site. The scope of work is summarized below.

Scope of Work

Building Condition Assessment

The BCA will be completed in general accordance with the American Standards for Testing Materials ("ASTM") "*Standard Guide for Property Condition Assessments: Baseline Property Condition Process E 2018-08*" where locally applicable. We propose to perform the following during our investigation:

- Perform a visual assessment, with a focus on the structural elements of the three buildings and site;
- Produce one BCA report covering all buildings; and
- Make enquiries with the City's building department and advise of our findings regarding whether or not a Permit is deemed to be required for the Green Houses/Cold Frames demolition.

We will visit all areas, service rooms, and attic spaces where safe access is provided. Our visual review includes selected portions of the following building elements, where visible:

BUILDING SYSTEM	BUILDING ELEMENTS (For 3 Buildings)
Site Finishes	Paving, landscaping, sidewalks, drainage, retaining walls.
Building Structure	Above grade columns, bearing walls, roof structure, slab-on-grade, suspended slabs. Identify that if non-load bearing walls were removed from the structures, will the buildings remain structurally sound (i.e. including the removal of all glass from the buildings).
Roofing	Roof assembly including membrane/shingles, insulation, vapour barrier, trim/flashing, drainage/eaves/downspouts, soffit and facia. The attic spaces will be reviewed, if accessible.
Wall Systems	Exterior cladding materials, insulation, window systems, doors, caulking and weather-stripping.
Interior Finishes	We will comment on general condition of any common area finishes. We will not provide budgets for repair or replacement of finishes as the buildings are to be demolished or will undergo substantial change.
Mechanical Systems	Review of heating/cooling and ventilation systems, plumbing, storm and sanitary. if any.
Electrical Systems	Review of distribution, lighting, heating and communication systems.
Fire, Life-Safety	Review of alarm, egress, separation, suppression, emergency power. .

Our mandate excludes checking compliance with all Fire, Building Code and requirements at construction, or retroactive requirements. We will advise on any issues of concern that we find during the course of our review of the property. As lawyers typically perform these checks, we have not included coordinating a search for outstanding Work Orders or Notices of Violation registered on title. We can comment on these issues in the report if the information is provided to us prior to our review. We have also not included for any physical testing such as roof test cuts or core sampling in asphalt-paved areas.

Deliverable

The report for the City will include the following:

- Descriptions of the materials used and visible details of building systems and elements.
- Deficiencies identified such as damage/deterioration of the building systems and their structural integrity that we expect to require temporary remedial or retrofit strengthening measures to reduce the risk of the building or elements of the building becoming un-stabilized. We will also isolate deficiencies that, in our opinion, should be corrected immediately as they represent a risk to life-safety. We will include about 20 photographs selected to depict examples of typical conditions and selected deficiencies.
- A preliminary opinion of probable cost for addressing each of the issues identified. We will identify only those issues that are over a Capital Threshold of $2,000 and items under this threshold which present an immediate safety concern as well as structural concerns which require protection/stabilization during site remediation.
- Hand sketches will be prepared to document the base outline and main interior features of existing as-built building interior and exterior, including room measurements, as a single line drawing showing door openings only. These drawings will also incorporate notes where there is need for structural retrofit measures to be installed and other protection, such as the location and type of hoarding for use in obtaining pricing from contractors. We will photo document the existing conditions to augment our field notes.

The report and drawings will be provided initially in draft via email as a PDF file and will be finalized upon receipt of your comments. The reports can be provided within approximately three to four weeks following out attendance to the Site.

Personnel

Anita Dhani, B.Arch.Sc., will act as Project Manager and field assessor under the direction of Lawrence McSorely, M.Arch., M.C.P. RA, Senior Consultant. Mark Greenhill, P.Eng, will provide the assessment and recommendations related to the mechanical and electrical systems. We propose coordinating our investigation with Tom Park, P. Eng., of Morrison Hershfield, as a sub-consultant for the structural review.

Budget

Golder is prepared to begin work immediately upon receiving signed authorization to proceed. The project will be undertaken under the existing terms and conditions for related work at the Site. Golder is prepared to complete the BCA and other above work tasks on a Fixed Fee. The fixed-fee cost for completion of the Building Condition Assessment is $11,187 including HST.

Table 1:Fixed Fees for BCA

Project Task	Cost
Building Condition Assessment- inclusive of Architectural, Structural, Mechanical and Electrical	$6,000
Conceptual Budgeting Cost Estimate to Rectify Deficiencies	$1,500
Project Management and Report Preparation	$2,400
Sub-Total Costs	**$9,900**
HST	$1, 287
TOTAL	**$11,187**

The conceptual costs provided for electrical and mechanical systems for the potential renovation and conversion of these buildings into office space at a future date shall be limited for budget planning purposes only and shall not be construed as a design service. The final cost of required modifications would require both an architectural and MEP engineering design documents, which are not part of this scope of work. Final costs may vary and will be contingent on final use and renovation design. The costs provided do not cover architectural renovation conceptual costs, as they may vary greatly dependent on a level of both quality and complexity.

Closure

We trust that this report meets your needs at the present time. If you have any questions or require clarification, please contact the undersigned at your convenience.

Yours truly,

GOLDER ASSOCIATES LTD.

Lawrence McSorely, M.Arch. M.C.P., RA
Senior Building Condition Specialist

David Smyth, P.Geo.
Associate

LM/DS/cg/km

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At Golder Associates we strive to be the most respected global group of companies specializing in ground engineering and environmental services. Employee owned since our formation in 1960, we have created a unique culture with pride in ownership, resulting in long-term organizational stability. Golder professionals take the time to build an understanding of client needs and of the specific environments in which they operate. We continue to expand our technical capabilities and have experienced steady growth with employees now operating from offices located throughout Africa, Asia, Australasia, Europe, North America and South America.

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Golder Associates

Item 5, Appendix 3
Heritage Advisory Committee
Agenda – July 23, 2013

HERITAGE IMPACT STATEMENT

A PHYSICAL, HISTORICAL AND CONTEXTUAL ASSESSMENT OF

1425 STAVEBANK ROAD

MISSISSAUGA, ONTARIO

1.0 IDENTIFICATION

Name(s)

1.11 Historic Place Name

none

1.12 Other Name(s)

none

Recognition

1.21 Authority

City of Mississauga

1.22 Inventory Number

listed as part of the
"Mineola Neighbourhood" Cultural Landscape

Location

1.31 Address

1425 Stavebank Road

1.32 Postal Code

L5G 2V5

1.33 Lower Tier

City of Mississauga

1.34 Upper Tier

Regional Municipality of Peel

Coordinates

1.41 Latitude

43° 33' 22.6" North

1.42 Longitude

79° 36' 05.0" West

Boundaries

1.51 Lot

2nd Range South, Credit Indian Reserve; part of Lot 3

1.52 Property Area

1,386.24 m^2

1.53 Depth

45.72 m

Zoning

1.61 R2-4, as per bylaw 225-2007

Looking north - 2012

Looking west - 2012

Looking east - 2012

Looking south - 2012

1.71 Property Description

The property is located on the east side of Stavebank Road, north of Kenollie Avenue, in the Mineola West neighbourhood. The property has a Stavebank Road address, with a circular driveway access from Stavebank Road, but the main residence is parallel to, and faces southward to Kenollie Avenue. A low-rising brick wall is the closest part of the house to Kenollie Avenue, being located approximately 9.6 metres inward from the south lot line.

1.72 Inventory of Structures on the Property

The main residence is a one storey, three bedroom structure of 106.6 m^2, with a one-storey, two-car garage to the west, connected to the main residence by a breezeway. The main residence surface exterior is stucco.

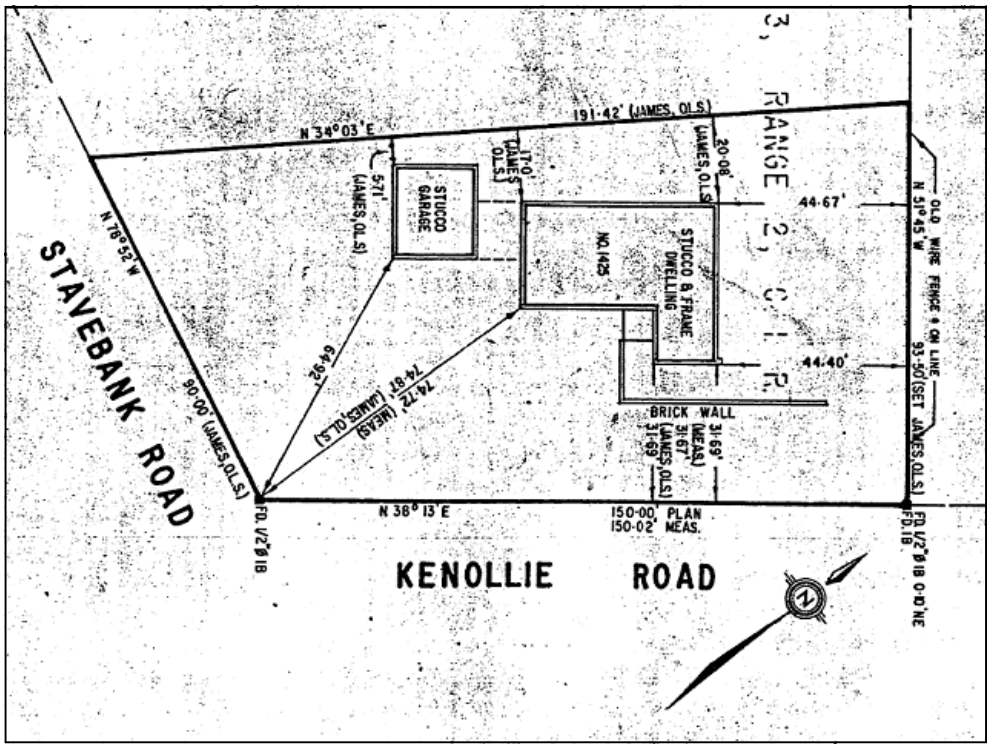
An in-ground pool, built in 2001, is to the east of the main residence.

There are no other structures on the property.

1.73 Landscape Features on the Property

The lot slopes downward gently in an easterly direction.

Although the property is located close to the Credit River, it is not on the Credit River floodplain. The subject property is also just outside the Kenollie Creek regulatory flood line area. A CVC site plan permit and review are not required for this property.



Plan of 1425 Stavebank Road.

Aerial image of 1425 Stavebank Road - 2012.

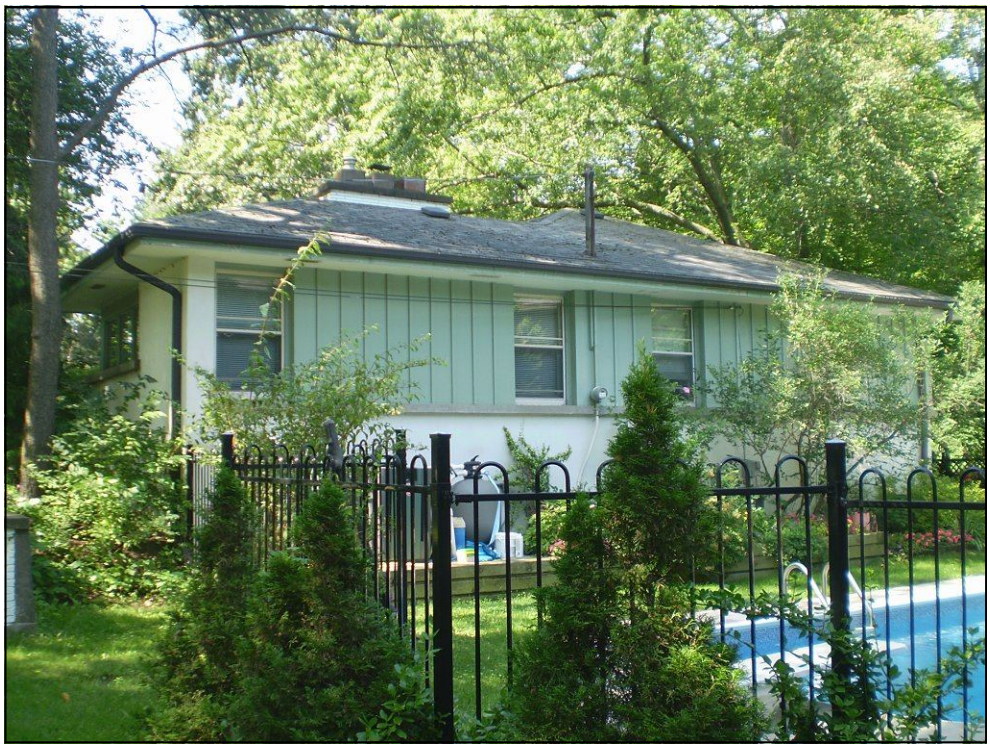
Solid fill map of 1425 Stavebank Road.

1425 Stavebank Road and nieghbouring properties - 2012.

ELEVATIONS

South (front) elevation - 2012-08-18.

North (rear) elevation - 2012-08-18.



East elevation - 2012-08-18.

West elevation - 2012-08-18.

2.0 Design and Physical Value

Three generations of the Skinner family owned the subject property from 1894 until it was sold to Jean-Paul and Jacqueline Scheel 101 years later. Because the land remained with one family for so long without being sold, all that can be confirmed of the property is that the main residence was built sometime during this period. Information obtained from the Municipal Property Assessment Corporation states that the main residence at 1425 Stavebank Road was built in 1953. This date is consistent with other resources. The house, for example does not appear in the 1951 topographic map but it *does* appear in a 1954 aerial photograph.

2.1: Ranch Homes

The early 1950s date is also consistent with the architectural character of the home. The main residence is reminiscent of the ranch style that was popular in Canada and the US after Word War II.

The ranch style is identified by its long, low profile. Ranch style homes typically have a low hip roof, large windows, and simple undecorated brick or wood façades. The house at 1425 Stavebank Road also includes one of the most popular ranch house features – the breezeway. It functions as an all-weather connection between the house and the garage.

Ranch homes could be two-storeys but, like 1425 Stavebank Road, were usually one-storey. Two storey-homes naturally offered twice as much floor area as a single-storey home on the same size of foundation, but interior walls were required to support the weight of the second floor, and that meant that rooms on the first floor of a two-storey home tended to be smaller. A one-storey profile allowed for an open-concept style. With smaller post-WWII families and more leisure time (thanks to new time-saving home appliances and a shorter work week) families had more free time for relaxing and entertaining. This made open-concept homes popular.

Ranch homes began to replace the more formal home styles, like bungalows of the 1910s and '20s and Cape Cods from the 1940s. The lower photo on page 12 shows a ranch style model from the Aladdin "Readi-Cut homes" catalogue of 1953 – the same year the home at 1425 Stavebank Road was built. Readi-Cut was one of a number of kit-home companies that sold conventional house plans and building materials.

The large rooms that single-floor plans, and cantilever construction, made possible also made ranch homes very wasteful of space heating energy. This was fine at a time when home heating fuel costs were low, but after a sharp rise in petroleum prices in the 1970s, homes built in the style of 1425 Stavebank Road became less popular with homebuyers.

2.2: Modernist Style

The "Palm Springs" style, from the 1953 Aladdin catalogue was a plain, low-cost ranch style option. The basic appearance of this style is similar to 1425 Stavebank Road. The home at 1425 Stavebank Road displays some Modernist variations on the basic ranch home theme.

While conventional ranch homes were usually of a simple rectangular plan, architect-designed homes in the Modernist style accentuate contrasting horizontal and vertical lines. One of the finest examples of this balance of

planes and volumes is the Robie House in Chicago, Illinois – designed by Frank Lloyd Wright. See the upper photo on page 12. The interplay of flat, smooth horizontal and vertical planes is obvious in this Modernist masterpiece.

The architect of 1425 Stavebank Road has also used Modernist elements although not in as effective a fashion. The upper photograph on page 13 shows how the north-south axis of the house (bedrooms) is balanced by the east-west axis of the living room area. The tall, narrow chimney forms a contrasting balance of volumes, as it projects upward from the corner where the two axes meet.

2.3: 1425 Stavebank Road as a Transition Style

Catalogue homes like the "Palm Springs", and other similar uncomplicated home plans were intended for use on the flat, graded lots typical of large housing developments like Applewood Acres (which commenced construction a year before 1425 Stavebank Road was built, and completed a year later). The simplicity of home design in Mississauga's early housing development was a natural result of the desire to mass produce homes cheaply.

The house at 1425 Stavebank Road is located on a gently sloping lot in a neighbourhood that didn't have sufficient room for a single development of mass produced housing. Befitting such a lot, the architect of 1425 Stavebank Road designed a home with the desirable open-concept ranch benefits of the style, with Modernist variations.

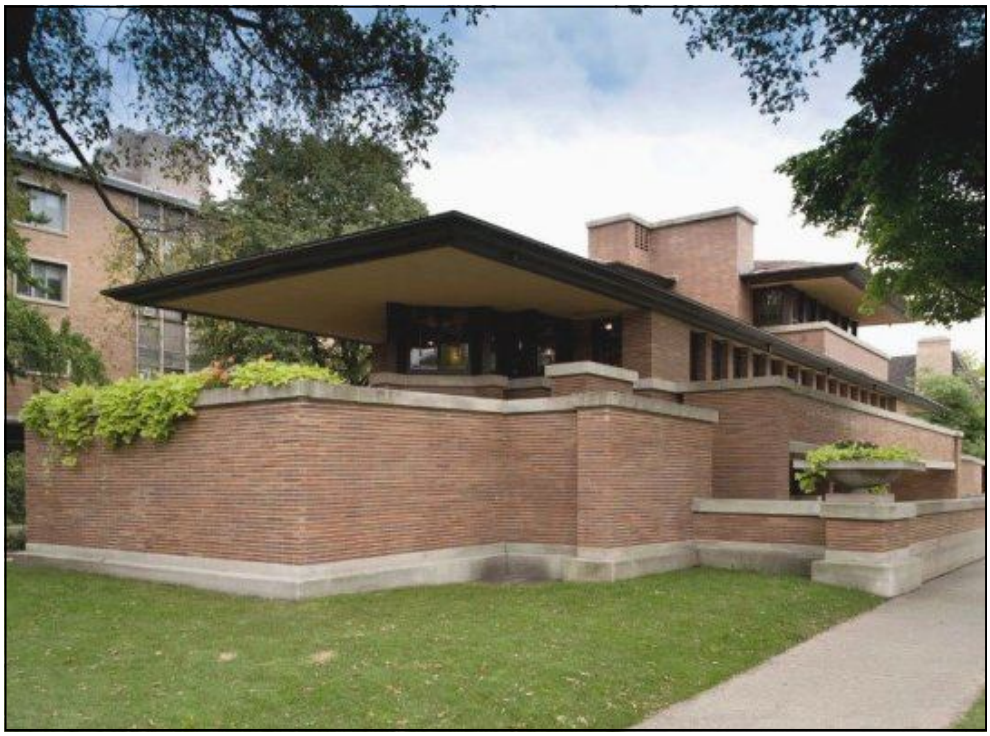
2.4: Donald E. Skinner

Because the property was owned by architect Donald Edward Skinner at the time the present structure was built, it is possible that Skinner designed it. Skinner's firm is no longer active, so no plans could be obtained to confirm that the house was designed by the late Port Credit architect.

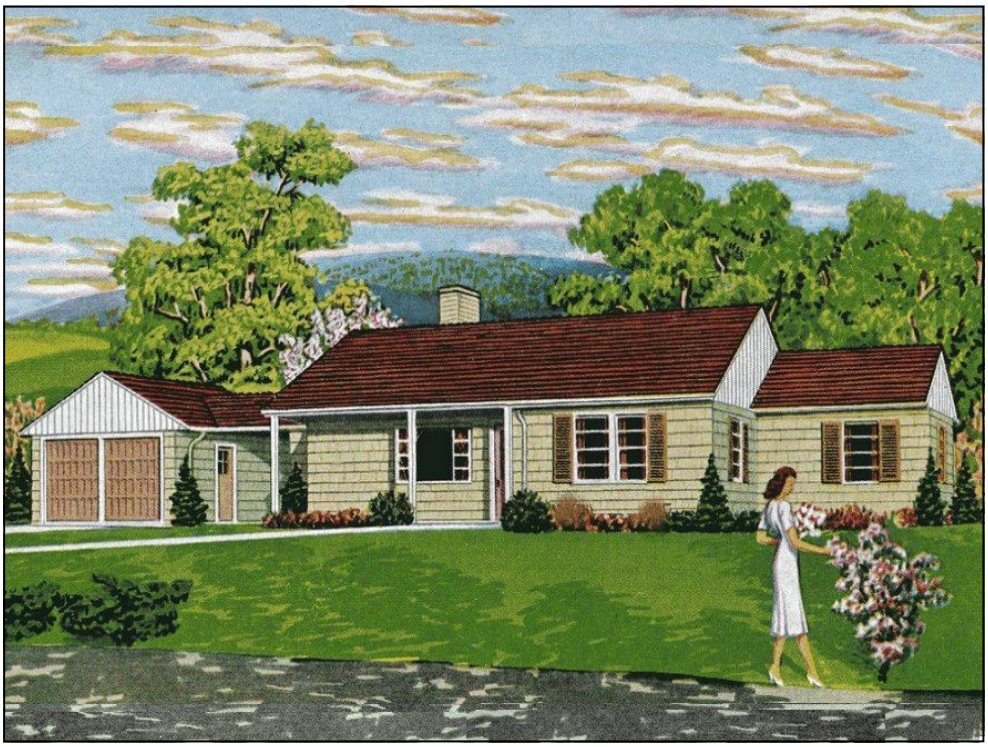
Notable existing works in Mississauga by Skinner include the original Clarkson Community Centre (1971) and the 1966 addition to the Port Credit Memorial Arena. Skinner specialized in handicapped-accessible buildings. Skinner redesigned the main floor of an 1871 seniors home in Wellington County to meet improved provincial guidelines and, in Mississauga, he designed the Sheridan Villa Home for the Aged (1978) and Cawthra Seniors Centre (1974). In 1976, Skinner was commissioned by the City of Etobicoke to redesign five recently-closed schools in the city for use as much-needed seniors and handicapped-access residences.

His son, also named Donald, followed in his footsteps not only as an architect but as a practitioner of the Modernist style of architecture.

Modernist Style

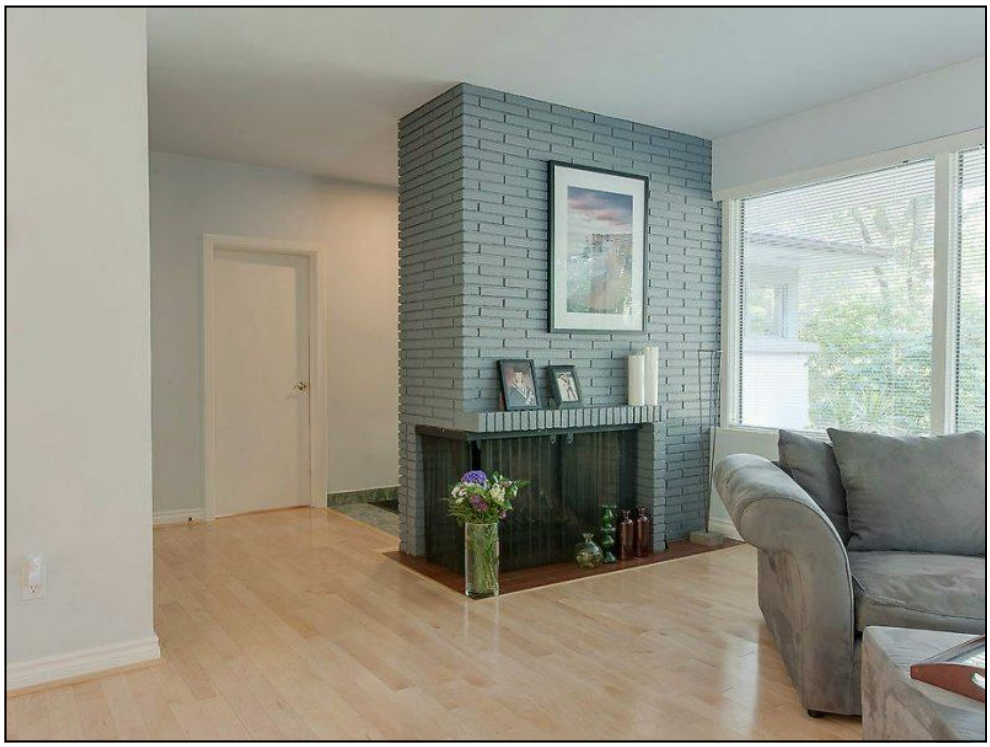


The Robie House by Frank Lloyd Wright; Chicago, Illinois; 1910



The "Palm Springs" ranch house, from the 1953 Readi-Cut Homes catalogue.

Composition of horizontal and vertical masses – exterior - 2012-08-18.



Composition of horizontal and vertical masses – interior - 2012.

The breezeway - 2012-08-18.

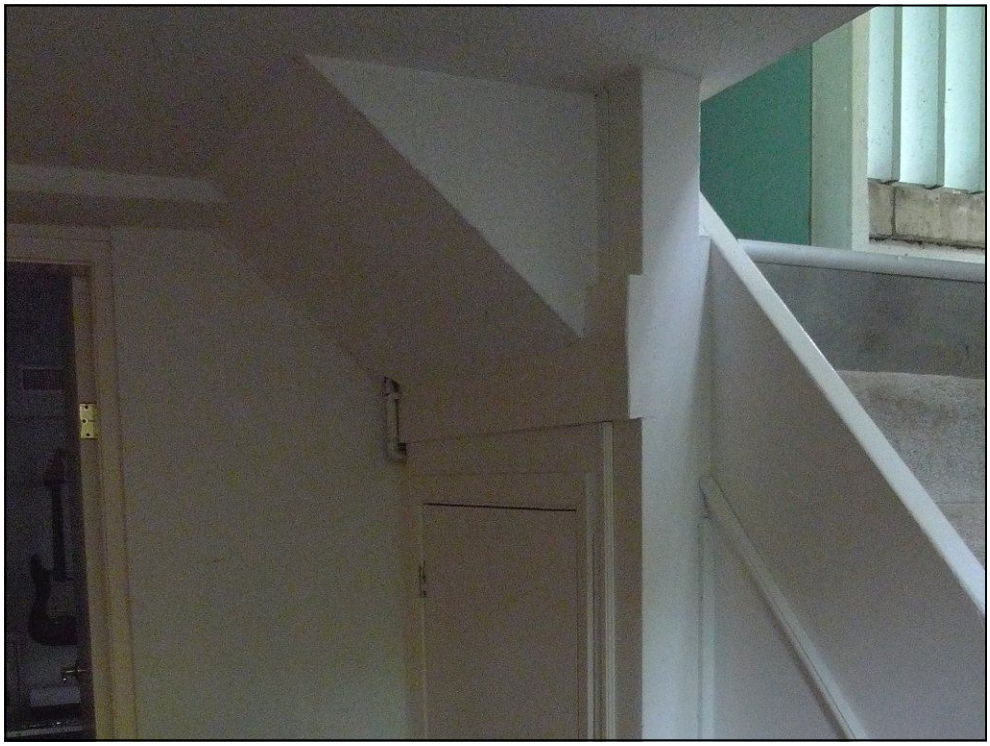
Low brick wall of enclosed garden - 2012-08-18.

South lawn - 2012-08-18.

East lawn, and pool - 2012-08-18.

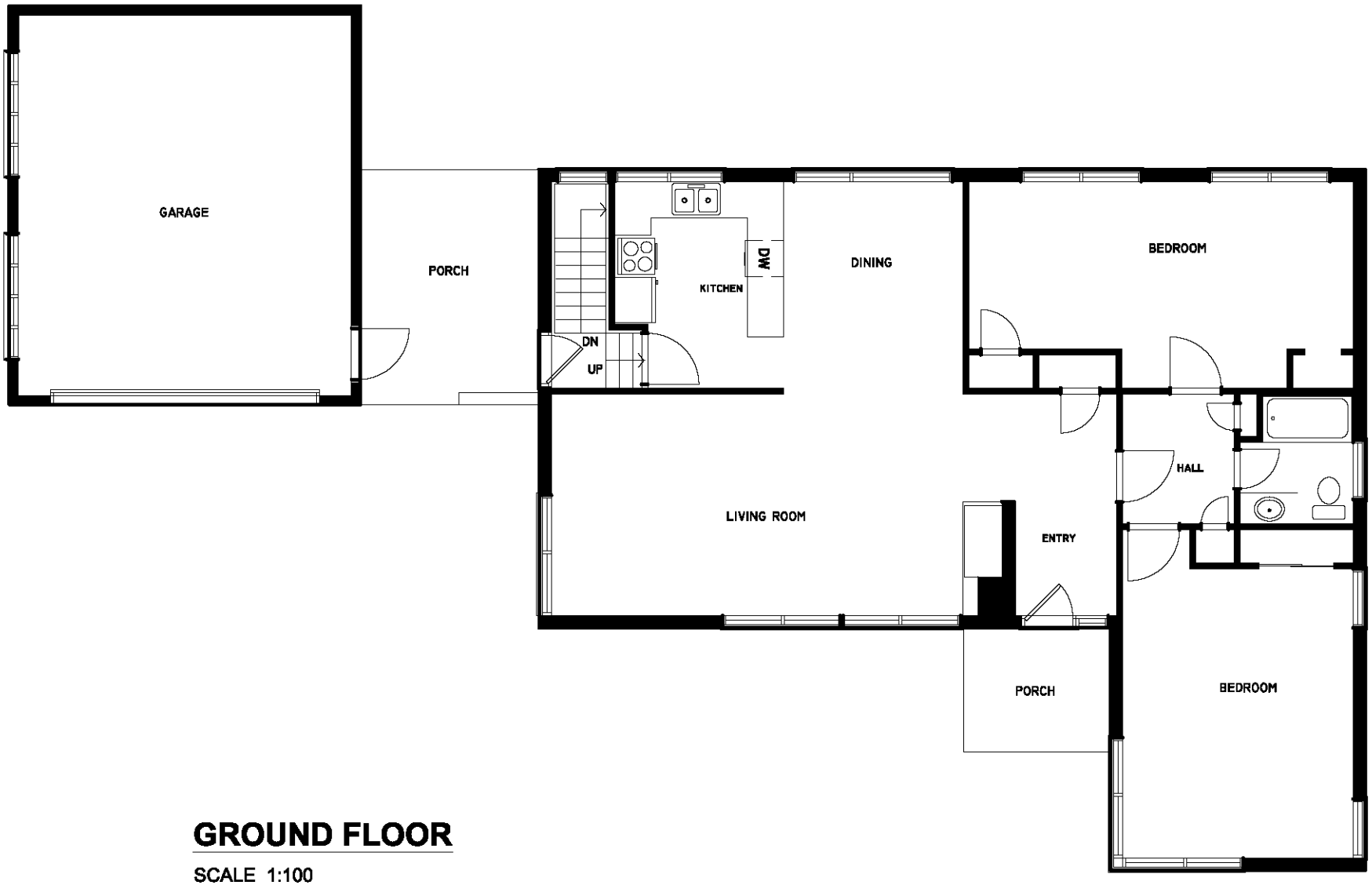
Front entrance - 2013-05-18.

Rear wall - 2013-05-18.



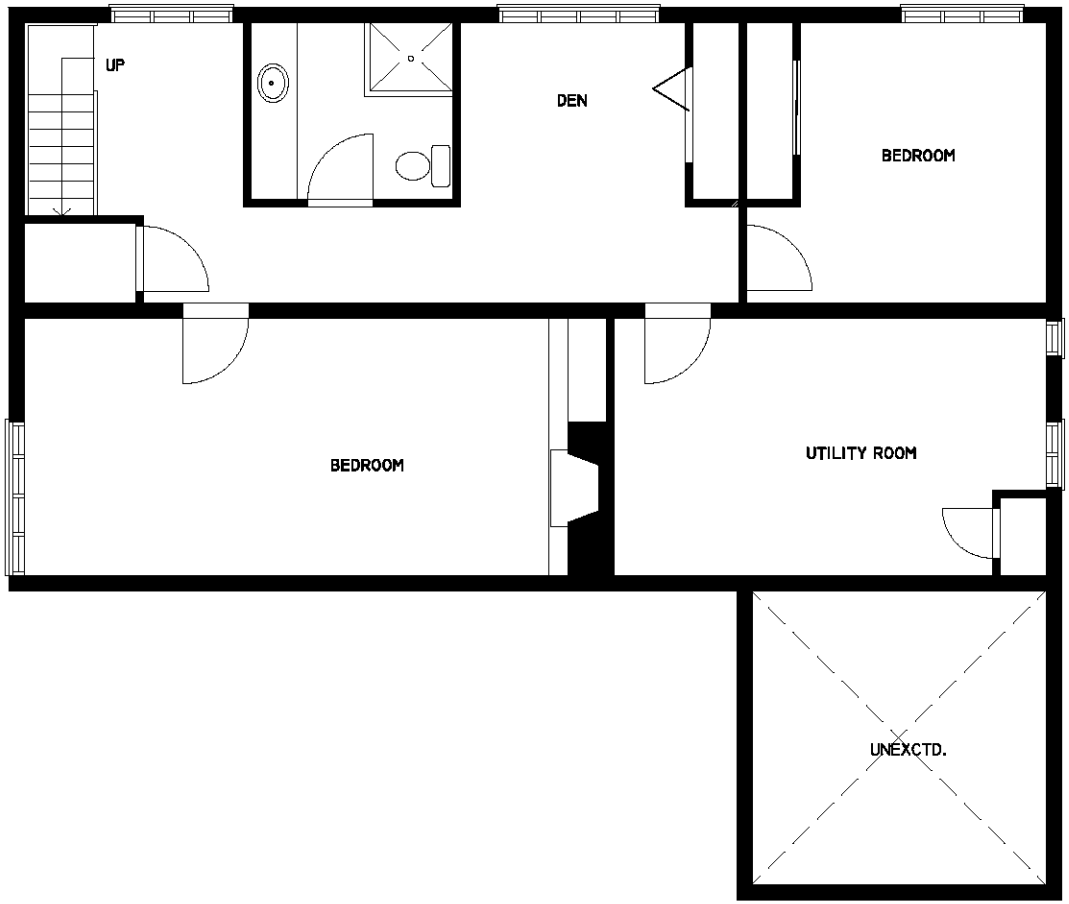
Interior, stairs - 2013-05-18.

Interior, basement - 2013-05-18.



GROUND FLOOR

SCALE 1:100



BASEMENT FLOOR

SCALE 1:100

3.0 Historical Value

3.1: Credit Indian Reserve

The first peoples in the area to be known as the "first peoples" are the Haudenosaunee. Known by the European explorers as the Iroquois, there is no firm evidence that they lived along the Credit River or used it as an important transportation route.

After the Huadenosaunee dispersed from southern Ontario in the early 1700s, an Anishinabe people, called the Mississaugas, moved into this territory. It is well documented that the Mississaugas settled along the Credit River, used it for transportation and for fishing, considered the river sacred, and continued to hold title to the river and the land for 1.6 km on both sides of the river after selling the remainder of the land along the shore of Lake Ontario to the British crown in 1805. The last settlement for the Christianized Mississaugas in the area was located less than two kilometres from the present 1425 Savebank Road. Before it came to be known as Stavebank Road, the alignment of this road served as a trail from the Credit Mission settlement to the lakeshore.

3.2: Settlement Lands

The subject property is located on part of the 3.2 km-wide Credit Indian Reserve that was kept by the Credit Mississauga nation after the 1805 land surrender. After 1818, when additional land was purchased by the crown north of the present-day Eglinton Avenue, mills and tanneries along the Credit River severely damaged the Credit River. (Dams and pollution completely wiped out the Atlantic salmon population in the river by the 1840s.) As a result, the Credit Mississauga moved to a new reserve 70 km away. Their reserve lands, now up for sale, were purchased for speculation by Port Credit businessman, Robert Cotton.

In 1869, most of the Cotton lands were purchased by Frederick Chase Capreol. "Mad Cap" also purchased much of the property south of here, along the lakeshore. His goal was to build a series of mills along the shore, powered by water diverted along aqueducts from further upstream of the Credit River.

For about seven years Capreol attempted, without success, to find investors for his grand scheme. From 1876 to 1889, the land on which 1425 Stavebank Road was later built was transferred to various of the Capreol's creditors, finally being held by the son of one of his former business partners – Erindale businessman, Thomas Hector.

Hector never developed the property. It appears his only desire was to sell the land to get back some of the money his family lost investing in Capreol's failed industrial development. In 1894, Hector was only too happy to sell land to Kenneth Skinner.

3.3: Kenneth Skinner

Kenneth Skinner was 28 years old when he came to Port Credit from Schomberg, Ontario in 1893. Presumably a farmer in Schomberg (where there's still not much else to do today except farm), Kenneth likely purchased a 3.2 hectare portion of the former Cotton lands for a farm and to start a family. Two years later he married. Kenneth must have prospered on this farm, producing market fruits and vegetables because, in 1908 he was able to purchase an additional 24 acres of Cotton's still largely unsold lands. Earlier that year, Robert

Cotton's grandsons, Cyril and Dixie Cotton subdivided part of the their unsold lands for a housing development. This may have inspired Skinner.

3.4: The Skinner Subdivisions

Three years later, when his eldest son Victor reached his 18th birthday, Kenneth registered a subdivision plan, E-13, for the lands he had purchased in 1908. Based on land registry records for various existing homes on his original 1894 land purchase, Kenneth was already building and selling homes along Stavebank Road in an area he advertised as Riverside Park. There is no registered plan for this earlier neighbourhood. These early homes predate the era of plumbing and running water. Since the township was responsible for building and maintaining roads and (as of 1913) supplying running water and hydro-electric power, township council required developers to register plans where subdivisions were to include running water and electric lighting. Since the homes Kenneth was building for resale were along the existing Stavebank Road (thus requiring no new roads) he was not required to register subdivision plans for Riverside Park.

For his larger 24 hectare property Kenneth proposed to build three roads and, since the townships public utilities commission had just been established, he planned to have electricity supplied to the new homes. The names of the three streets in this new development were derived from the names of family members. Victor Avenue and Milton Avenue were named for his two sons. These two roads connect to Stavebank Road by way of a street Kenneth named after himself and his wife, Mary Ann. She was always known as "Ollie", hence the street name Kenollie Avenue.

Milton Douglas Skinner purchased portions of land from his father between 1931 and 1945, each time developing a new subdivision only once he had earned sufficient money from his previous development. This was a particularly wise investment strategy during the Depression when it was next to impossible to find a bank willing to lend money to a developer when the housing market was so bad.

Although seven subdivision plans were registered with the Township of Toronto on the Cotton Lands before and during World War I (Plans B-09, E-09, F-09, C-10, B-13, E-13 and A-17), the 1921 topographic map indicates that the Cottons and Skinners had little success in developing these lands. Fewer than 1 in 60 Canadians had a car before WWI, and the radial line to Port Credit from Toronto ran well south of these developments, along Lakeshore Road. At the time, houses were selling on similar-sized lots much closer to Toronto.

Most of the houses along Stavebank Road on the 1921 map are settlement homes along this important throughway that predate the registered plans. Other than Stavebank Road, the only other road leading into the area was the farm laneway that later came to be known as Mineola Road.

The Depression naturally slowed potential land sales in the area. The 1938 map shows that about a dozen homes had been built (far short of the 296 lots surveyed). Most of these were in the C-10 development, south of the subject property. The only new road in the area was the still unfinished Indian Valley Trail.

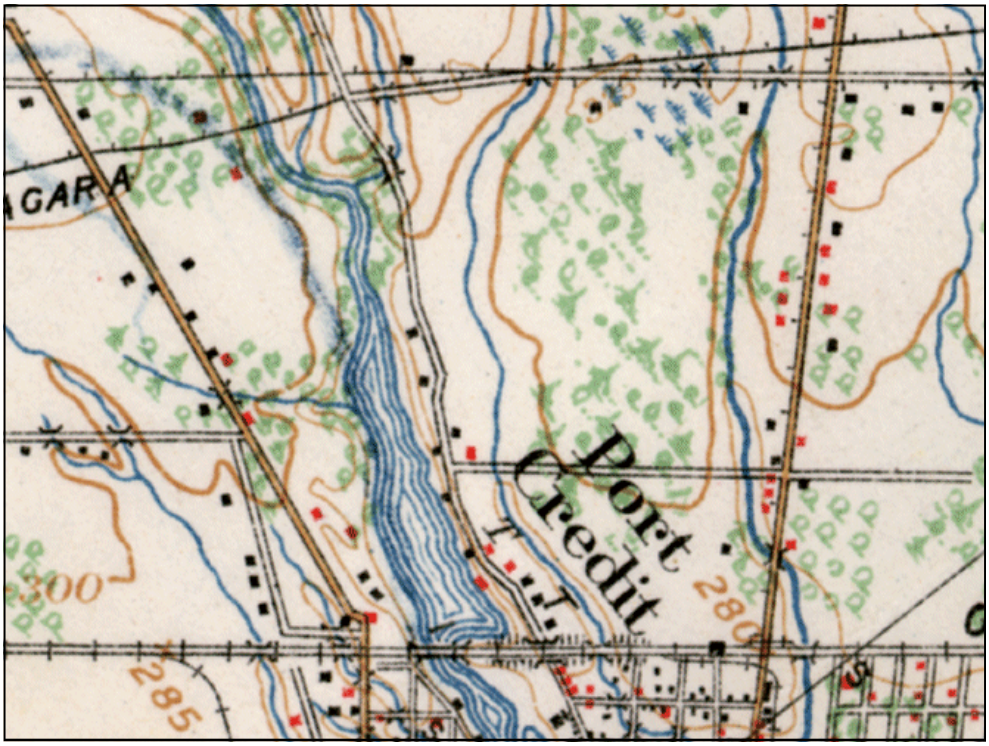
Some of the unsold lots in Mineola begin to fill in by the time of the 1951 topographic map – at about the time the subject property was built. The 1954 map confirms that most of the lots registered 40 or more years earlier were still orchards. The Skinners had graded Kenollie, Victor and Milton avenues by this time. Topographic maps and aerial photographs confirm that most of the first-generation homes that still remain in the Skinner developments today were built in the 1960s.

Though Kenneth Skinner and his two sons were all contractors, it appears that his son Milton Douglas Skinner was the first architect in the family. His ads throughout the 1930s and '40s state that he would not only built and offer financing for homes but could also design them, too. Milton's son Donald was a professionally-trained architect.

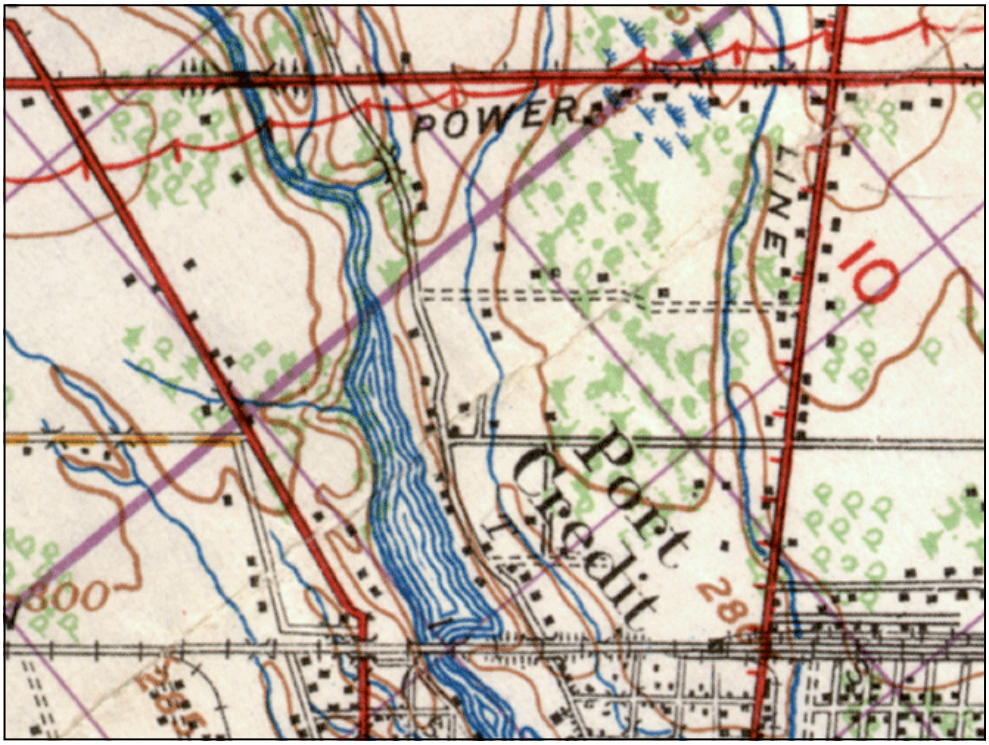
Kenneth's other son, Victor Kenneth Skinner may also have been a contractor but, based on his regular ads in the Port Credit Herald and the Toronto Star, he appears to also have been the family's real estate man. During the Depression, he was the contact agent for the family's unsold homes.

The Property at 1425 Stavebank Road

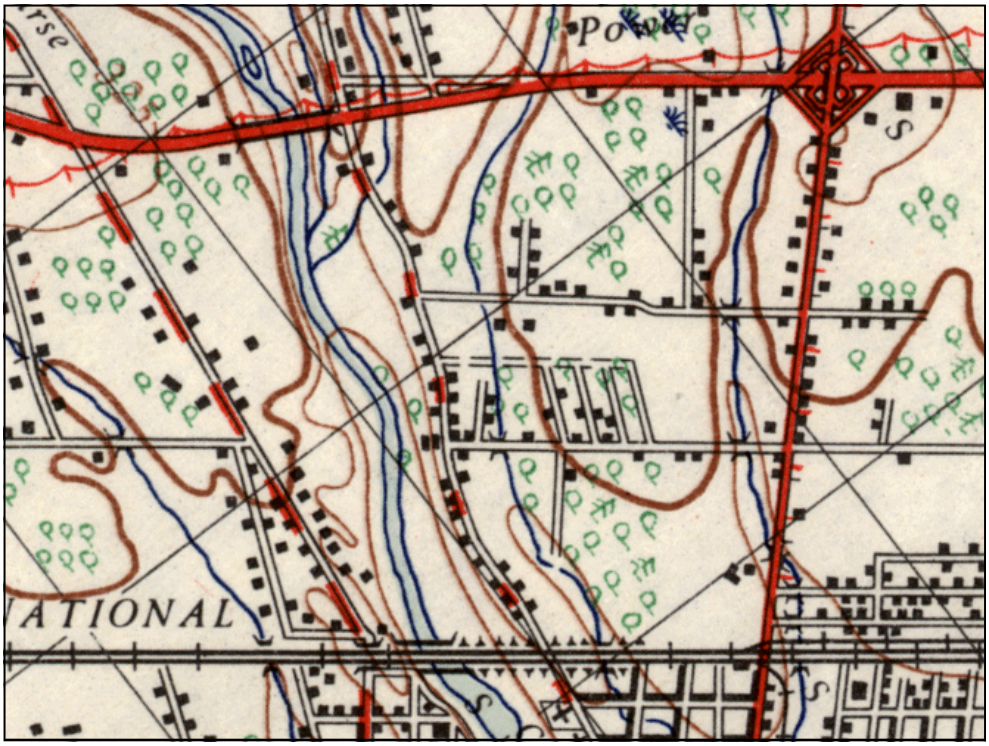
The property now defined as 1425 Stavebank Road was not part of any of the Skinner family's registered plans. It was still part of Kenneth Skinner's original 1894, unregistered CIR Range 2 property when the present home built in 1953.



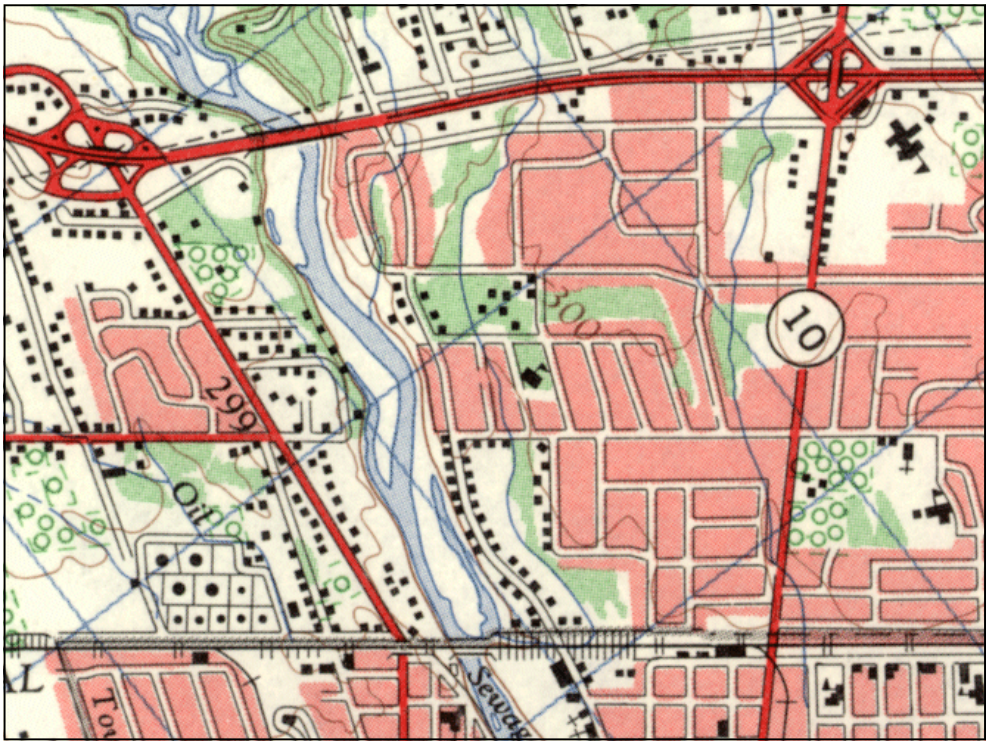
Mineola West neighbourhood, 1922.



Mineola West neighbourhood, 1938.



Mineola West neighbourhood, 1951.



Mineola West neighbourhood, 1964.

4.0 Contextual Value

4.1: A Cultural Landscape

Since the 1970s, the City of Mississauga has maintained a growing database of historic and potentially historic sites specific to individual properties within the city, but in 2003, the City began a study to determine potential historical and cultural "landscapes" which cover residential, natural, geological and industrial sites normally consisting of more than one property. The final report, approved by city council in 2005, identifies the Mineola neighbourhood (L-RES-6) as one of 41 "settings which has enhanced a community's vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place."

The property at 1425 Stavebank Road is not "listed" individually in the City of Mississauga's heritage registry, but because the property is geographically and historically a part of the "Mineola Neighbourhood" cultural landscape, it is important that proposed changes to the property be reviewed by the Mississauga Heritage Advisory Committee to ensure that such proposed changes do not adversely affect the vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place of the Mineola Neighbourhood.

Sections 2 and 3 of this report review the architectural and historic aspects of the specific subject property. This sections provides a brief analysis of the cultural and historical significant of the Mineola Neighbourhood, to determine 1425 Stavebank Road's place within this cultural landscape.

4.2: Mineola West

In defining the unique qualities of the Mineola Neighbourhood, Landplan Collaborative Limited noted that the streets in the neighbourhood follow the contours of the "natural rolling topography". The report stated that "Mineola was developed before it became standard practice to regrade top soil into large piles".

Mineola West (as it is known locally, to define it from the earlier section of Mineola Road which extends eastward from Hurontario Street) is very much a one-of-a-kind community today. Trees form cathedral-like canopies over narrow streets. These street form a seamless transition into private properties. The private properties have generous front lawns. It is from these well-groomed lawns that the sheltering trees rise up, completing a symbiotic cycle between human and natural growth.

In context however, Mineola West was not the only example of this kind of neighbourhood to be built, nor was it the first. The Credit Grove and Hiawatha-on-the-Lake subdivisions in Port Credit both predate suburban development in Mineola West and both of these communities once shared many characteristics in common with Mineola West.

If Mineola West stands out as a cultural landscape, it is because it is the only neighbourhood left in the Port Credit area to retain the characteristics that were once common to all early subdivisions. The neighbourhood avoided the infrastructure modernization that afflicted the rest of the Town of Mississauga in the late 1960s.

Streetscape typical of Credit Grove and Hiawatha areas, Port Credit: 2010-06-17

Mineola West streetscape: Kenollie Avenue, looking west - 2012-08-18.

Mineola West, 1954.

Hiawatha-on-the-Lake, 1954

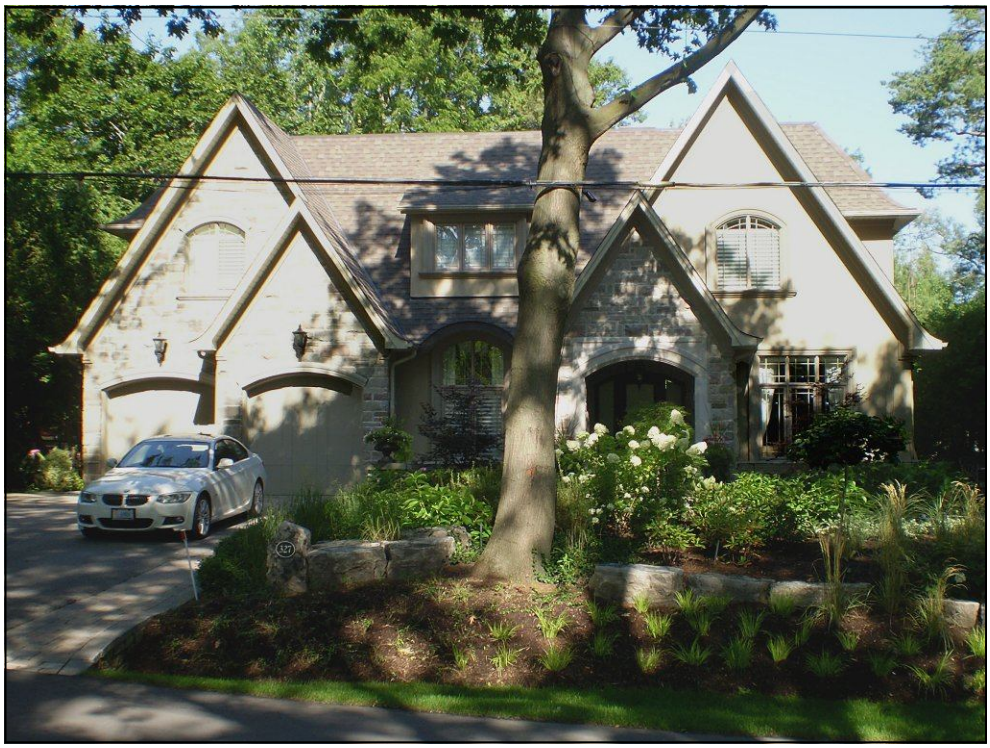
Mineola West, 2012.

Hiawatha-on-the-Lake, 2012.

NEIGHOURING PROPERTIES

1420 Stavebank Road (to the west of subject the property) - 2012-08-18.

1431 Stavebank Road (to the north of the subject property) - 2012-08-18.



327 Kenollie Avenue (to the east of subject the property) - 2012-08-18.

1407 Stavebank Road (to the south of subject the property) - 2012-08-18.

5.0 ASSESSMENT

5.1: Elements that Contribute to Design and/or Physical Value

- The main residence at 1425 Stavebank Road is an example of a ranch home combined with elements of the Mondernist style of architecture.

- A possible architect of the main residence was the property owner, Donald E. Skinner. His architecture practice was located on Stavebank Road in Port Credit. His firm is now defunct, and records of the firm are unavailable.

5.2: Elements that Contribute to Historical Value

- There is no confirmed evidence that aboriginal peoples occupied this land, but the subject property is located less than 500 metres from the Credit River, which was a transportation route of the Credit Mississauga nation. Over a dozen sites within a one-kilometre radius of the subject property have been studied for possible artifacts pertaining to aboriginal and early settler life.

5.3: Elements that Contribute to Contextual Value

- The Skinner family built many of the first-generation homes in the Mineola Neighbourhood cultural landscape. Most of these were built in the 1950s and '60s. The main residence of the subject property was built in 1953.

5.4: Dates of Significance

1805: As part of Treaty 13A surrender, the Credit Mississauga maintains ownership of land for 1.6 km on both sides of the Credit River.
1854: The crown grants Lot 3 of 2nd Range South CIR to James Cotton.
1869: Part of Lot 3 is purchased by John Hector, an investor in the Peel General Manufacturing Company, who transferred the property to the Bank of Upper Canada to oversee the sale back to PGMC.
1876: The subject lot is transferred to Canada Life Assurance Company, which was the primary creditor of PGMC loans.
1889: The subject lot is transferred to Thomas W. Hector in compensation for losses claimed by John Hector through PGMC investment.
1894: Part of the subject lot, containing 1425 Stavebank Road, is purchased by Kenneth Skinner.
1948: The subject property is transferred to Milton Donald Skinner.
1949: The subject property is transferred to Donald Edward Skinner.
1953: The present house is built at 1425 Stavebank Road.
1988: Donald Edward Skinner dies. The property is transferred to his wife Barbara Ann Skinner
1995: The property is purchased by present owners, Jean-Paul and Jacqueline Scheel.

6.0 Regulation 9/06

A municipal council may designate heritage resources by by-law pursuant to Section 29 of the Ontario Heritage Act based on criteria set forth in Ontario Regulation 9 / 06; Criteria for Determining Cultural Heritage Value or Interest.

Subsection 1

The property has design value or physical value because it;

i: is a rare, unique, representative or early example of a style, type, expression, material or construction method,

ii: displays a high degree of craftsmanship or artistic merit, or

iii: demonstrates a high degree of technical or scientific achievement.

Subsection 2

The property has historical value or associative value because it;

i: has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

ii: yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

iii: demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Subsection 3

The property has contextual value because it is;

i: important in defining, maintaining or supporting the character of area,

ii: physically, functionally, visually or historically linked to its surrounding,

iii: a landmark.

6.1: Analysis of Compliance with Section 29

As summarized in Section 5, the subject property exhibits the following merits for designation under the Ontario Heritage Act.

- Subsection 1

The subject property does not comply with any of the three items of subsection 1. The main residence is an interesting example of a common ranch home embellished with some unique Modernist elements, but the house does not display a high degree of artistic merit.

- Subsection 2

The property has historical value or associative value because it;

i: has direct associations with Kenneth Skinner, who helped develop the Mineola Neighbourhood.

iii: The main residence on the subject property may have been designed by local architect, Donald E. Skinner, since he was the owner of the land. If so, the house is just a simple variation on a conventional ranch style home. Finer examples of Skinner's works in Mississauga are open to the public.

- Subsection 3

The property has contextual value because it is;

ii: visually linked to its surrounding.

6.2: Conclusion

The main residence at 1425 Stavebank Road does not comply in a significant way with the items of Subsection 1 of Regulation 9/06. The subject property complies with two of the items in Subsection 2 and with one item of Subsection 3, but in none of these items can 1425 Stavebank Road be considered an outstanding example.

Based on this analysis, the property at 1425 Stavebank Road does not warrant designation under Part IV on the Ontario Heritage Act, and is not a significant landmark in the Mineola Nieghbourhood cultural landscape.

The main residence at 1425 Stavebank Road is made of conventional building materials, such as brick and stucco and does not appear to include materials worthy of salvage.

7.1: Architect's Report: Addressing the Cultural Landscape

Existing

After examining the exiting building in details, it became apparent that at best, only an average grade of craftsmanship went into its construction. It also became apparent that, despite recent renovations, the types of the materials used to build the subject house did not adopt well over the years to the local climate, and will require a lot more maintenance and repair to keep it liveable in the future, than an average home build out of more durable exterior finishes.

Despite being an example of the certain period in construction and design trends, it's not a very unique example. The buildings is a mix of styles and was equally influenced by modernist trends and cheaply build mass produced bungalows in places like California, as it was by the pure prairie home style that first developed in the north part of US. The result is a home that is stylistically inconsistent, mannered, and overall has little artistic merit.

The mix use of styles of this home is most apparent on the interior, with awkward positioning of windows, that terminate almost arbitrary in some cases and in some cases mix common punch windows with horizontal ban windows in a same space. The low grade materials used for finishes also appear to be inconsistent with best examples of prairie styles homes which commonly used a lager palate of materials on the interior, often borrowing from the exterior, to make the transition between interior and exterior feel seamless.

Overall the interior relationship to the outside is awkward, which is another reason it could be seen as inconsistent with prairie style home principals. There is no direct access from the home to the backyard, or any type of veranda, other then a small porch that covers access to the garage. The awkward placemats of the central hallway (which leads to the two bedrooms) terminates the visual flow of the space, which has always been one of the key features of all well designed example of prairie style home, based on original principles that pioneers of that style canonised.

Proposed

One of the first architectural decisions made during the design process was to maximize the façade richness to address the condition of a corner lot and views from two public street, as well as the backyard elevation that is also visually exposed to the public street. The chosen exterior style is English, the facades are irregular in height, design, and movement. A lot of traditional materials associated with the English style will be used, such as brick, stone, shingles, and pre-moulded ornamentation. The building tries to combine and balance both informality and grandeur, while at the same time meeting all the requirements in the Design Guidelines and Site Plan Requirements for city of Mississauga

The final design strategy encourages a discovery of the different quality of surroundings.

Through fluid curving lines of walkways, driveway, and some exterior edges of the home, this mix of curvilinear forms and harder edges is consistent with picturesque flowing style of landscape that is most commonly associated

with English style homes.

The interior is carefully arranged so that it is not a completely open plan, but has various degrees of screening as well as visual connections to various exterior spaces and views. It follows in the traditional arrangement of English style homes, with a tall foyer and formal spaces symmetrically arranges around the main axes. Main interior axis, both east/west and north/south continue uninterrupted from outside to inside and to outside again. The design strategy encourages discovery of different qualities of the surroundings through numerous and varied openings and brings in different and unique qualities of natural light into each space. It also allow for variety of access to the exterior, as the house reveals itself in a modest architectural promenade, that continues from the inside to the outside.

The proposed home attempts to blend well into the overall streetscape at it exhibits many traditional domestic architectural features and retains a lot of human dimension and scale that is compatible to its neighbours. The open style and numerous bay windows, large openings and roof overhangs, porches and balcony allow for a softer transition between exterior and interior space. This spatial arrangement again exhibits ideas about bringing the inside and the outside together. The proposed new backyard fence surrounding the exiting pool has been set far from the property line providing an ample buffer of landscaping and trees between the public street and the fence. The fence itself will be richly articulate with spaced, brick and precast columns, and softened with landscaping elements. Overall there is a clear attempt to create a building and landscape that is accommodating and welcoming, and would exist harmoniously in its setting.

7.2: Proposed Redevelopment of 1425 Stavebank Road

The proposed home at 1425 Stavebank Road has been designed with similar massing characteristics of other homes on Stavebank Road, Kenollie Road and other adjacent streets throughout the neighbourhood. The scale of the proposed dwelling is similar to other dwellings located throughout the neighbourhood.

A special effort has been made to give an engaging character to the corner of Stavebank Road and Kenollie Road, and to make both elevations facing the two public street feel like front sides. On the Stavebank Road side, the second storey has been set back from the limits of the ground floor massing, providing a roof design that slopes down to the ground level, to deemphasize the massing difference between it and the building on the adjacent property at1431 Stavebank Rd. Projecting windows, rounded corners and other small elements help break down the massing of the building into a balanced composition, and give the impression of reduced scale.

Materials that will be used on the façade will also be a varied composition made up of stone, brick and precast moulding.

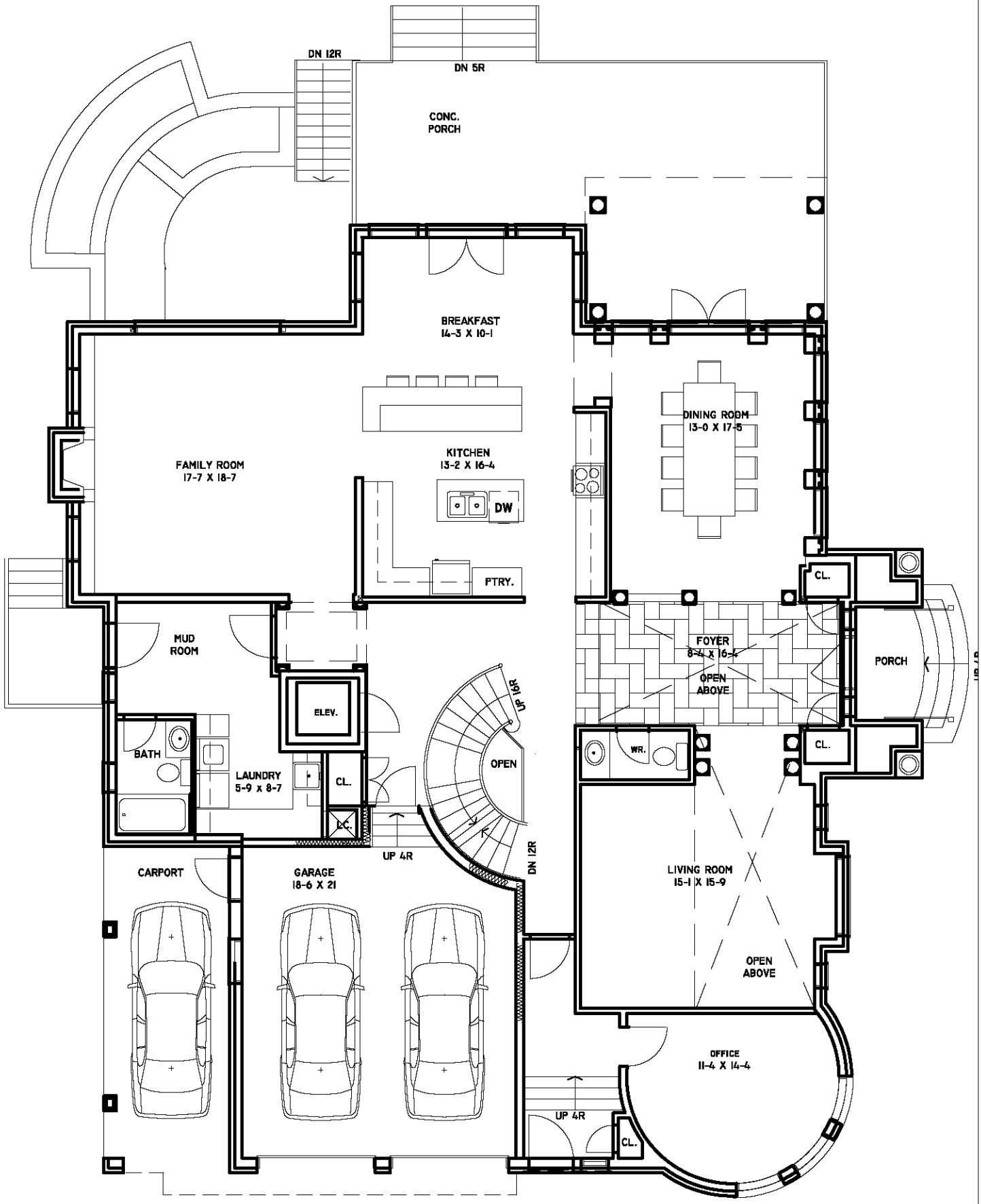
The existing grades will be maintained, and will remain virtually unchanged.

This area is home to mature foliage, which provides screening between the proposed dwelling and the immediate adjacent structures.

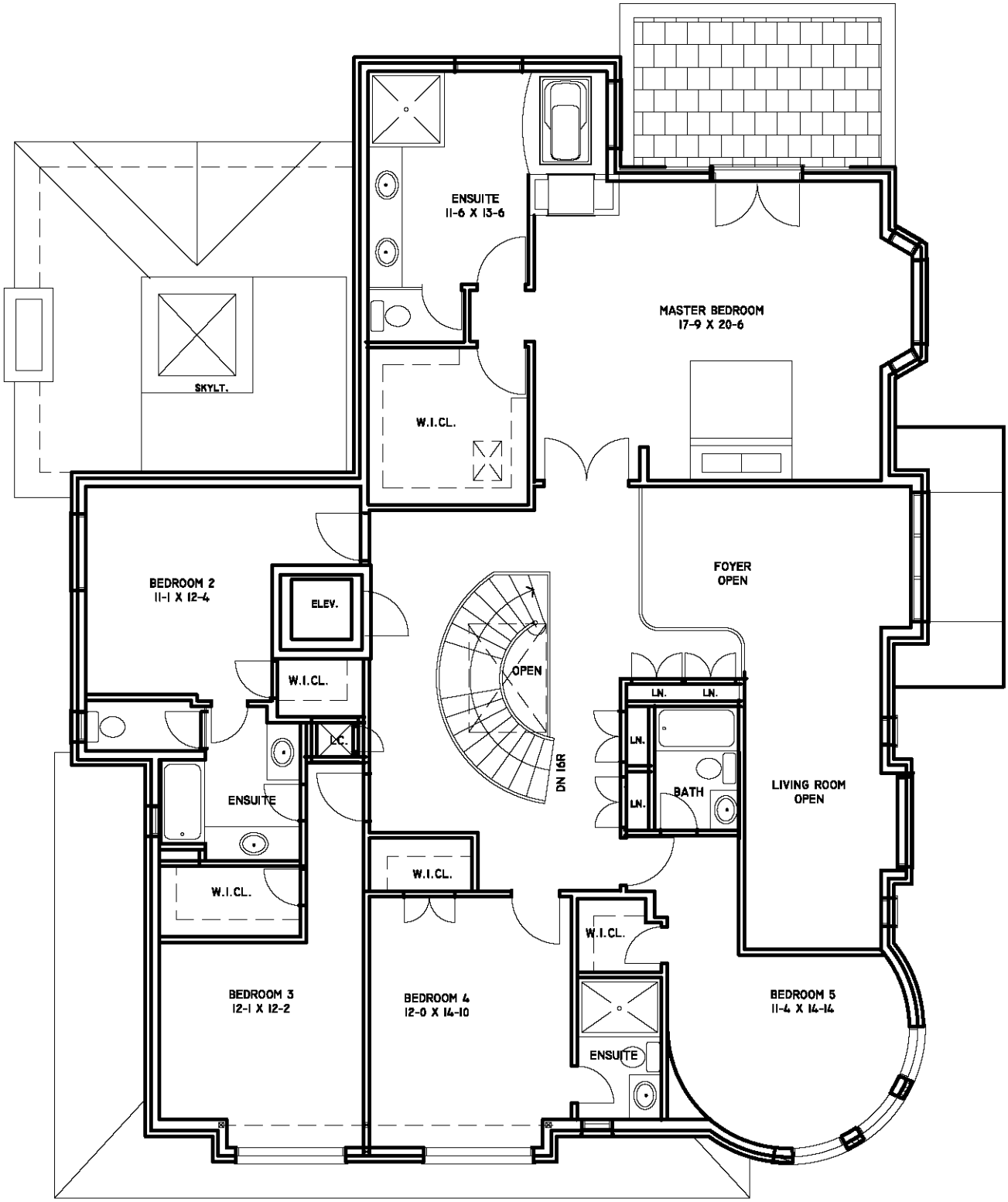
The proposed home has been situated on the site to meet all the yard setback requirements, and to reduce the impact on natural vegetation. The majority of existing mature trees have been preserved through the development with the exclusion of thee young trees in conflict with the proposed dwelling and one mature tree located between the subject property and 1431 Stavebank Road.

The driveway entry locations on Stavebank Road have been unchanged. The circular driveway width has been maintained.

Overall the proposed home respects the Mineola West Cultural Landscape's characteristics and is consistent with all planned redevelopment efforts throughout the area.

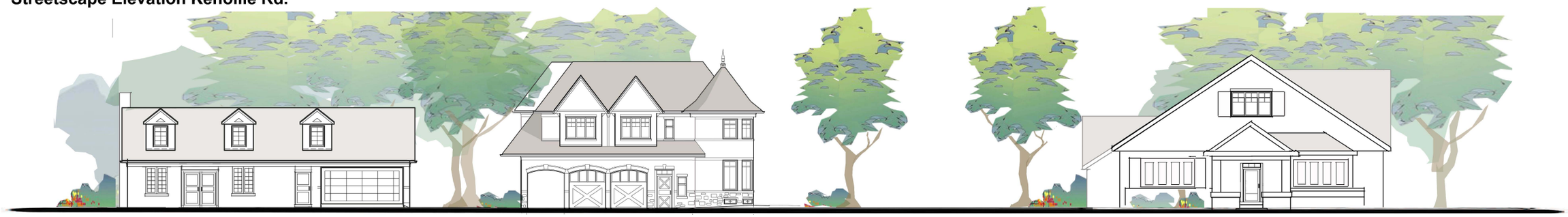


GROUND FLOOR

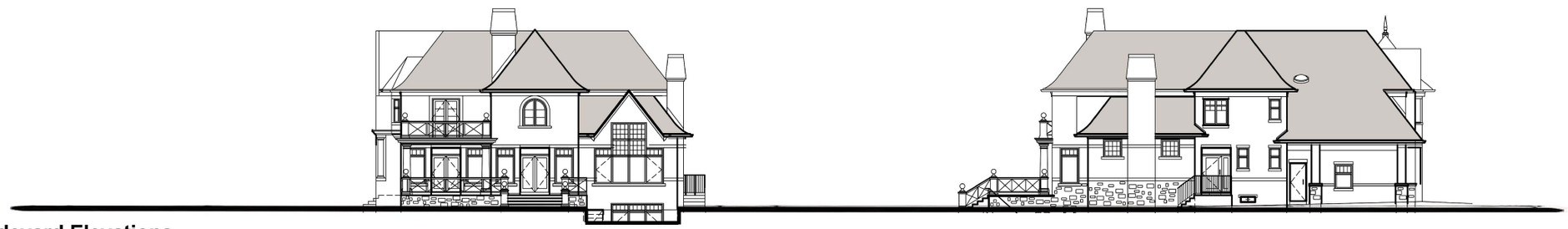


SECOND FLOOR

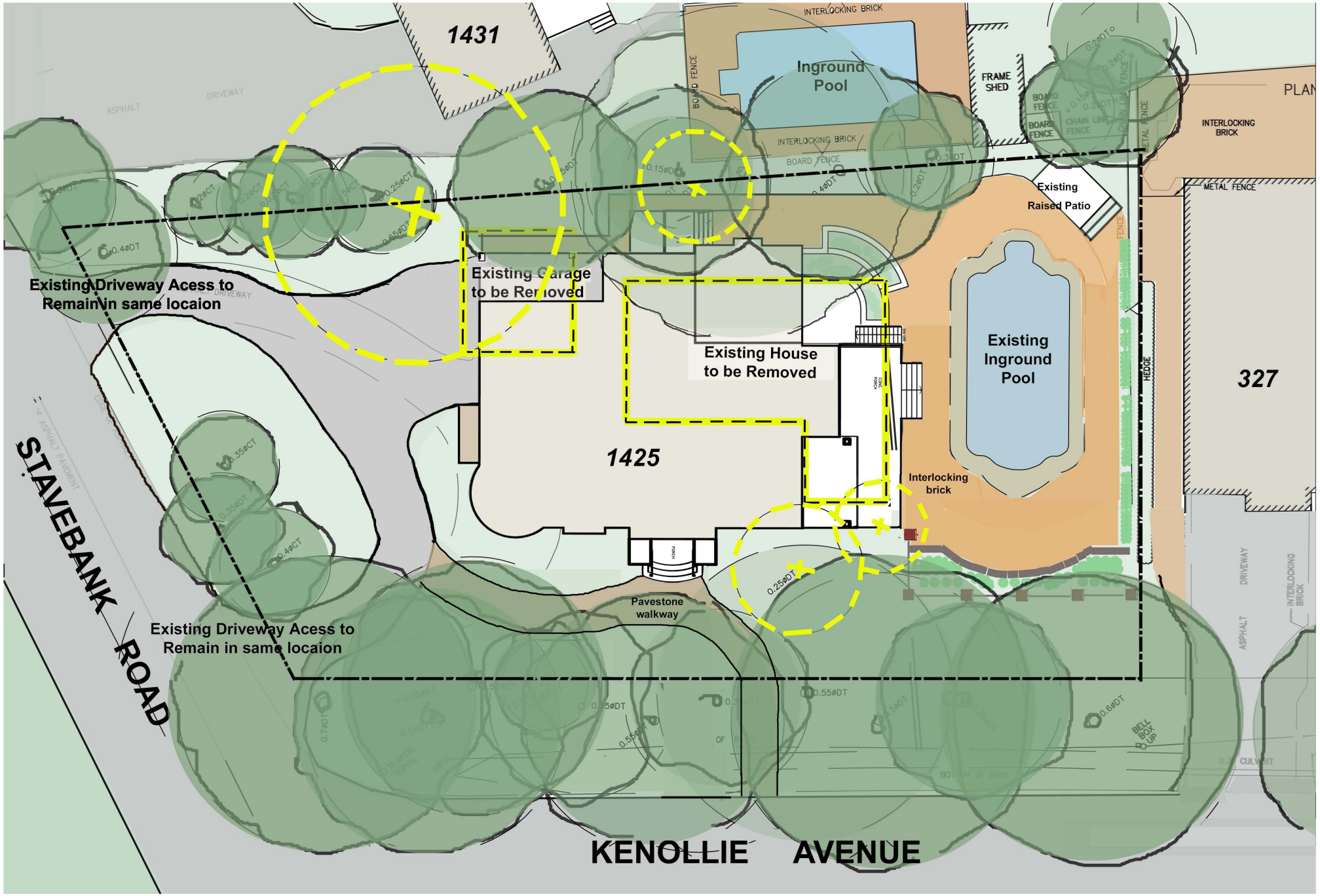
Streetscape Elevation Kenollie Rd.



Streetscape Elevation Stavebank Rd.



Rear and Sideyard Elevations



*The trees that are highlighted and indicate an "x" in the centre are for removal.

8.0 RESOURCES

8.1 Resources:

Aladdin Company, The
1953 catalogue
Blumenson, John
Ontario Architecture: Guide to Styles and Terms
City of Mississauga, Community Services
Cultural Landscape Inventory
Globe and Mail
various editions
Google Earth
Gowans, Alan
An Architectural History of Canadian Life
Hicks, Kathleen
Port Credit: Past to Present
Kalman, Harold D.
A History of Canadian Architecture
mississauga.ca - Services Online - e-maps
mississauga.ca - Services Online - Property Information
Region of Peel Land Registry Office
Service Ontario at www.e-laws.gov.on.ca
Ontario Heritage Act, RSO 1990, Chapter O.18
Toronto Daily Star
various editions
Walker and Miles
Historical Atlas of Peel County, 1877

8.2 Author:

Since 2007 Richard Collins has prepared Heritage Impact Statements for sites in Burlington, Gravenhurst, Mississauga, Oakville and Welland Ontario.

Clarkson 1808-2008 Committee; heritage coordinator
City of Mississauga; 2012 Civic Award of Recognition
Heritage Mississauga; volunteer, recipient of the 2007 Lifetime Membership Award and the 2008 Member's Choice Award
Mississauga HAC; member of the Heritage Designation Subcommittee
Mississauga South Historical Society; president
Museums of Mississauga, historical interpreter
Muskoka Steamship Society, restoration fundraiser for R.M.S. Segwun
Page+Steele Architects, Toronto; past archivist
Peel District School Board Heritage Fair, member and adjudicator
Port Credit 175th Anniversary Committee; project leader and secretary
Port Credit Village Project; secretary and co-chair of the Heritage Circle
The Booster; author of over 200 articles on Mississauga's history

1425 Stavebank Rd.

Hide Details

FROM: Ditner, Colleen

Tuesday, August 21, 2012 9:12:59 AM

TO: 'bahsous@rogers.com'

Hi Simon,

As per our discussion yesterday, 1425 Stavebank Rd. is located outside of the Conservation Authorities regulated area and as such, Site Plan review and a Permit from CVC is NOT required.

Regards,

Colleen Ditner, MES, MCIP, RPP

Planner, Planning

Credit Valley Conservation Authority

1255 Old Derry Road / Mississauga , ON L5N 6R4

Tel: 905-670-1615 x268 (1-800-668-5557) / Fax: 905-670-2210

Email: cditner@creditvalleyca.ca / www.creditvalleyca.ca